

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Lee's Summit, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- A Native Landscape: Pre-1840
- Early Agrarian Settlement in Southeastern Jackson County: 1840-1865
- Railroad Market Center: 1865-1945
- Agricultural Production and Processing: 1865-1945
- Residential Development: 1860-1960
- Architectural Styles and Vernacular Property Types: 1860-1960

C. Form Prepared by

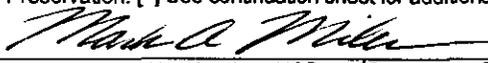
name/title Sally F. Schwenk, Partner, Historic Preservation Services LLC

street & number 323 West 8th Street, Suite 112 telephone 816-221-5133

city or town Kansas City, state MO zip code 64105

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. [] See continuation sheet for additional comments.)

 06/30/05
Signature and title of certifying official Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date

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Historic Resources of Lee's Summit, Missouri

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section E Page 1

**Historic Resources of Lee's Summit, Missouri
Jackson County, Missouri**

MULTIPLE PROPERTY LISTING NAME

Historic Resources of Lee's Summit, Missouri

ASSOCIATED HISTORIC CONTEXTS

- A Native Landscape: Pre-1840
- Early Agrarian Settlement in Southeastern Jackson County: 1840-1865
- Railroad Market Center: 1865-1945
- Agricultural Production and Processing: 1865-1945
- Residential Development: 1865-1960
- Architectural Styles and Vernacular Property Types: 1865-1960

The following historic contexts address the development of a large area over a period of approximately one hundred years. The organization and discussion of historic contexts follows the recommended geographic-based organizational approach for large areas such as the City of Lee's Summit. This allowed the discussion of contextual themes based on broad patterns of development within defined temporal periods. As is appropriate in the geographic-based approach, the themes focus on the development phases of the community's history; the economic, social, and political forces that affected its physical form; and the factors that gave the community its own distinct character. These themes form the contexts for understanding the evolution of Lee's Summit's built environment. The identification and analysis of architectural and functional property types occurs as its own thematic context and is arranged according to chronological time periods. This creates a cross-reference to the other themes that are based on specific time periods. The discussion of the location patterns of specific property types occurs within selected themes as appropriate.

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**Historic Resources of Lee's Summit, Missouri
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A NATIVE LANDSCAPE: PRE-1840

INDIGENOUS PEOPLES: 12,000 B.C. TO 1825¹

Prehistoric and historic peoples occupied the lands that include modern-day Lee's Summit long before Europeans arrived in the area. While little is known of prehistoric settlements, archaeological evidence suggests that native peoples continuously occupied the region beginning in the Paleo-Indian period (12,000 to 8000 B.C.). Further evidence of occupation during the Dalton period (8000 to-7000 B.C.) occurs in the uplands overlooking the Little Blue River and west of Blue Springs, Missouri. Occupation of the Little Blue Valley continued throughout the early, middle, and late Archaic periods (7000 to 850 B.C.).

The early Woodland period (1000 B.C. to 1 A.D.) encompasses a time of increasingly restricted hunting territories and increased dependence on cultivated plants. The manufacture of ceramics, development of horticulture, and the emergence of burial mounds in the region occurred during this period, as it did in the late Archaic period. During the middle Woodland period (A.D. 1 to 500), interaction with the Hopewell culture occurred with the indigenous Middle Woodland culture. The Kansas City Hopewell regional center is known primarily from sites in southern Platte and Jackson Counties in Missouri and Wyandotte County in Kansas. The Late Woodland period (A.D. 500 to 1000) in northwestern Missouri encompasses the demise of interaction with the Hopewell culture and the dispersal of native populations.

The Mississippian period (A.D. 1000 to 1700) has three sub-periods: early (A.D. 1000-1200); middle (A.D. 1200-1450); and late (A.D. 1450-1700). Only marginal cultural development occurred in the Kansas City area during this period. The majority of Mississippian period sites in the Kansas City area are in Platte and Clay counties.

The historic Aboriginal period began with the establishment of Euro-American settlement of the Mississippi Valley. In 1672, Robert Cavelier Sieur de LaSalle claimed for France all of the land drained by the Mississippi River, including what became the metropolitan

¹ Sarah F. Schwenk, John M. Parisi, and Donald E. Weston, "The Cultural Resources of Blue Springs, Missouri," (City of Blue Springs, Missouri, August 1986), 23-39, 48-66.

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Kansas City area. At this time, the area was part of an indistinct boundary occupied by the Osage nation and the Missouri nation to the east and the Kansa tribe's lands to the west.

When subsequent European explorers arrived in the area in the eighteenth and early nineteenth centuries, they encountered several native tribes including the Osage, the Kansa (also referred to as the Kansas and the Kanza), the Missouri, and the Oto (Otoe) nations. The Osage, who lived in Missouri from the 1500s to 1825, were the most powerful and dominant tribe of what is now the Kansas City region. The Osage's traditional lands – those on which they trapped, traded, and planted – ranged over much of what are present-day western Missouri, eastern Kansas, northern Arkansas, and northeastern Oklahoma. Their traditional hunting grounds included what is present-day Lee's Summit.

Following the Louisiana Purchase of 1803, the Osage ceded their lands south of the Missouri River and east of a line running south from Fort Osage to the United States Government in the Osage-American treaty of 1808. By 1825, the Osage relinquished all the remaining claims in Missouri.

In the early 1800s, the Mississippi and Missouri Rivers served as natural trade arteries that were preferable to the existing overland routes and dominated movement through and around Missouri. Beginning in 1813, the Astorians extended their fur trading empire into the far West, establishing the Missouri River (because of its geographical connection with Nebraska's Platte Valley) as the most natural route to the West. Because of the proximity of the area that encompasses Jackson County to the Missouri River, both Europeans and Americans were early explorers in the region. Although trappers, explorers, traders, and a few settlers penetrated the interior from navigable streams, they did not record the characteristics of the land.

In 1818, territorial representatives petitioned Congress for permission to draft a constitution prior to its admission of Missouri as a state. This routine request caused a national crisis. The issue of the introduction of slavery into the territory resulted in the famous "Missouri Compromise," which allowed slavery in Missouri but prohibited the practice in the Louisiana Territory north of Missouri's southern boundary. Missouri joined the union on August 10, 1821.

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THE BEGINNING OF THE OVERLAND TRADE: 1821-1830

In the early 1820s, the scarcity of currency reduced the local economy in Western Missouri to little more than a barter system. Consequently, William Becknell's return to Franklin, Missouri² from Santa Fe, New Mexico with ten thousand silver dollars ushered in a new era as entrepreneurs assembled caravans to go West. The onset of the lucrative Santa Fe trade and the introduction of the steamboat traffic on the Missouri River pushed the western terminus of the nation upstream from Franklin, Missouri to Jackson County. At the same time, the St. Louis fur companies expanded their domain further west and north on the Missouri River. Thus, the Santa Fe and Rocky Mountain traders simultaneously began to blaze the trails of the coming westward expansion into the Southwest and the Northwest.

EARLY SETTLEMENT PERIOD: 1820-1840

Additionally, during the early 1820s, thousands of immigrants poured into St. Louis and many pushed westward to the community of Franklin on the Missouri River. A few followed the Osage trace further west to Fort Osage, the military fur trading post established in 1808. Vacated during the War of 1812, the fort had a skeleton military crew until it was abandoned in 1821. Although Fort Osage was beyond the settlement line, the Scotch-Irish southern families "squatted" on abandoned land near the fort. Avoiding the prairie areas, the settlers chose the heavily timbered creek beds that were similar to the terrain they had known in the Middle South.

By the mid-1820s, the number of settlers that lived in the area prompted the Missouri Legislature to authorize the organization of Jackson County on December 15, 1826. The following year, Independence became the seat of government for the newly established county. The area was ideal for settlement. The large number of springs furnished ample sources of pure water and nearby prairie provided grazing for livestock. The fertile soil and timbered stands provided ideal conditions for farming. The tough virgin prairie initially presented a problem for the settlers. As late as 1836, the state census indicated that no more than 150 settlers occupied the wooded areas of the Little Blue River and Sni-a-bar creek and that no settlements were in the prairie area at that time.

² Franklin, Missouri is located in Howard County.

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The slowness of the prairie areas in the southeast portion of the county to develop had its roots in what became known as the "lost townships." This included the majority of present-day Lee's Summit, which is in Prairie Township. In June 1860, the county divided Van Burean Township into Prairie Township. A large portion of what became Prairie Township encompassed the area known as the "lost townships." Apparently during the original survey of the county, the surveyor omitted a portion that was not divided into sections. The surveyor reported to the government that as this area was mostly "prairie," he did not think the county government would pay the expense of marketing the land, and further stated that in attempting to run some lines, he found the presence of a "powerful magnet" that influenced his compass, making the survey impossible. Another account holds that the surveyor found a distillery and subsequently lost his field notes. Whatever the reason, the county government did not sell significant portions of what became the Prairie Township for fifteen to twenty years after the sale of the rest of the county's land.³

Scotch-Irish Settlers

It is important to understand the historical and cultural background that shaped the settlers who populated the county in the decades between 1820 and 1840. The fact that they emigrated from southern Border States does not fully reflect their cultural history or the traits and institutions they brought to western Missouri. Coming from the states of Virginia, North Carolina, Kentucky, and Tennessee, these first families comprised the "pragmatic avaricious and pugnacious" Scotch-Irish cultural group.⁴ Their ancestors were "lowland Scots." Neither Scottish nor Irish, they were a group of Danes, Angles, and Saxons that occupied the northern neck of the British Island. In this location, they endured the ceaseless warring between the highland Celts and the English. The primitive generational battle discouraged the development of any literature, art, science, technology, crafts, or agricultural skills. Instead, it produced a race of formidable guerrilla fighters and a feudal governmental structure based upon loyalty and obedience to strong partisan leaders.⁵ However, the Protestant Reformation, through its system of church schools established by John Knox and his followers, did give the lowland Scots their first sense of

³ *An Illustrated Historical Atlas of Jackson County Mo.* (Philadelphia: Brink, McDonough & Co., 1877), 14, 18.

⁴ Bil Gilbert, *Westering Man: The Life of Joseph Walker* (New York: Atheneum Press, 1983), 21.

⁵ *Ibid.*

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cultural identity. As a result, the lowland Scots became one of the most literate people in Northern Europe.⁶

The lowland Scots' high degree of literacy and Protestant religion prompted the English government to move and establish them on large farms in Northern Ireland where they were to control the growing problem presented by the Roman Catholic native Irish. The Ulster Irish, as the lowland Scots became known, displaced the native Irish in a period of guerrilla wars quite similar to that which their descendents waged on the Missouri-Kansas border almost two hundred years later.

As the Ulster Irish grew in military and economic power in Ireland, they began to pose a threat to the English government. By the early decades of the eighteenth century, religious persecution of the Presbyterian Church and a series of punitive taxes reduced the Ulster Irish to a status no better than the Irish they had displaced.⁷ At the same time, colonial leaders in North America viewed the Ulster Irish as an ideal disposable people and encouraged their emigration to and settlement of wilderness areas. There, they quelled native tribes, cleared lands, built roads, and established settlements paving the way for larger landowners and investors. By 1720, thousands of Ulster Irish migrated through the ports of Philadelphia, Pennsylvania and Charleston, South Carolina. After centuries of exploitation and persecution, the Scotch-Irish, as they later became known in America, arrived hostile to political, military, economic, and religious institutions. They immediately departed for the wilderness where they quickly established communities that protected their own interests. Bringing few traditions from Europe and having little exposure to the culture of the American Colonies, the Scotch-Irish became, in essence, the first "Americans."⁸

By virtue of their experience in Europe, the Scotch-Irish acquired few folkways, arts, or crafts. Consequently, in America they "wasted little effort trying to recreate European villages, schools gardens, farms, trades, diets, fashions or social customs."⁹ Their migratory experience in the United States produced no material culture. Continuously occupying the

⁶ Ibid., 17-18; and Kenneth Scott Latourette, *The History of Christianity, Volume 2* (New York: Harper & Row, 1939), 771, 985.

⁷ Gilbert, 18.

⁸ Ibid.

⁹ Ibid., 22.

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westward moving Euro-American settlement line, they adopted and adapted the skills and crafts of the cultural groups they encountered. In comparison with other emigrant groups, the Ulstermen (as they were also called) and their descendants "left very few overt, material signs of them selves. There are no Scotch-Irish communities, villages or regions"¹⁰ as there are for the German, Polish, or Pennsylvania Dutch. There is no style of dress, speech, music, or art that can be specifically attributed to the Scotch-Irish. Nor is there a distinctive Scotch-Irish style of architecture, as there is English or Spanish.¹¹

Loyal only to their clan and preferring frontier life to the organized society of more settled areas, the group developed authoritarian patriarchal social units that proved to be an advantage in the wilderness. For a century and a half, the Scotch-Irish pushed first into Appalachia and then on into the Kentucky grasslands and the Tennessee Valley. Adapting known skills and tools to the wilderness environment, they subdued native peoples, cleared forests for homesteads, erected villages, and then pushed westward as the Euro-American settlement line advanced. During extended settlement periods, they married and produced large families, established interwoven familial ties, acquired new skills and trades, bred livestock, farmed, and developed political and military ties by virtue of various Indian wars. By the time the Scotch-Irish settlers of Jackson County formed a government, they were already related by intermarriage, shared strong cultural traditions, and enjoyed military and political alliances developed during their stay in Appalachia and migration into Kentucky and Tennessee.¹²

The nature of the permanent settlers remained unaltered during the ensuing settlement period in Jackson County. The Scotch-Irish, who were the largest and most politically powerful group, continued to immigrate from the southern border states. After the establishment of the county as the governmental institution,

*The district was organized by the Scotch-Irish clans from the Southern Appalachians according to the principles of cronyism. That system was certainly not invented in Jackson County but was to flourish splendidly there and become something of a political art form by the twentieth century.*¹³

¹⁰ Ibid., 23.

¹¹ Ibid.

¹² Ibid., 18.

¹³ Ibid., 18, 39.

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**EARLY AGRARIAN SETTLEMENT IN SOUTHEASTERN JACKSON
COUNTY: 1840-1865**

Euro-American settlers arrived in the vicinity of modern day Lee's Summit beginning in the 1830s. Watered by Big Creek flowing south into Cass County, by Clear Creek east of the Little Blue River, and by Sni-a-bar Creek flowing north, Lee's Summit is centrally located in Prairie Township, fourteen miles south of the county seat, Independence, Missouri. With its rolling prairie, fertile soil, numerous streams, and stands of timber along watercourses, the area was ideal for farming and livestock breeding.

While many of the farmers and merchants who first settled in Jackson County were not slave owners, slavery became an integral part of the economy and culture of the county. Second in number to the Scotch-Irish settlers in Jackson County were African-American slaves. The slave population of the county grew from 7 percent in 1830 to 18 percent in 1840. During the same period, the number of slave owners increased from 13 percent to 32 percent. The majority of slaveholders owned from one to five slaves. The typical slave owner was a small farmer who worked in the fields beside the two or three slaves he owned.¹⁴

Southeastern Jackson County did not have sufficient numbers of settlers to establish any formal town prior to the Civil War. In 1850, there were less than one hundred inhabitants in the area that included present-day Prairie Township. Soon thereafter, however, the number grew so that by 1853, settlers owned every acre in the county.¹⁵

Predominately comprised of Protestant agrarian slaveholders, the rural population of the county remained "southern" in its orientation. By the mid-1850s, the question of the extension of slavery into the Kansas territory accentuated the growing division between this established rural lifestyle and new "northern" economic influences in rapidly growing trade centers along the rivers of western Missouri. These differences embroiled the region in armed conflict for a decade and established political and economic divisions that affect eastern Jackson County to this day.

¹⁴ Schwenk, Parisi, and Weston, 70-71.

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The onset of the Border and Civil Wars that began with the opening of the Kansas Territory to settlement in 1856 discouraged further growth in the region. Missouri's western counties witnessed one of the bitterest conflicts in American history. The intermittent warfare, which resulted from the passage of the Kansas-Nebraska Act of 1854, raged for the next decade.

Ignoring the terms of the Missouri Compromise, Congress voted to allow Kansans to decide for themselves whether they would live in a free or slave territory. Those who lived in the western part of Missouri saw in the new law an opportunity to extend slavery into the new territory. Missouri at this time contained approximately one hundred thousand slaves worth about \$35 million, with the western half of the state containing half of the state's slave population. Even as Congress debated the legislation, border residents moved onto the land still legally owned by Native American groups, staked their claims, organized into groups to guard their new lands, and returned to their homesteads in Missouri.

Soon immigrant aid societies from the Northeast, many sponsored by abolitionist groups, sent sufficient numbers of settlers into the newly opened territory to pose the threat of electing a free-state territorial government. Moreover, the mass migration of antislavery settlers to Kansas Territory created alarm among Missourians for the safety and security of their "property" in Kansas. Southern partisans organized into groups and promoted the establishment of proslavery settlements.

In the first territory election, bands of Missouri residents crossed into the new territory and cast fraudulent votes. A series of hotly contested territorial elections and legislative assemblies ensued. Antagonism soon flared into open battle. Guerrilla bands formed on both sides of the Missouri-Kansas border, engaging in intimidation and destruction and attacking proslavery and "free-soil" settlements.

The Little Blue River Valley was an important base of operation for the Missouri guerrilla bands. The "Sni Hill Rangers," in particular, found refuge from federal and civil authorities among their relatives and friends in eastern and southeastern Jackson County.

¹⁵ *The History of Jackson County, Missouri* (Kansas City, Missouri: Union Historical Company, Birdsall, Williams & Co., 1881; reprint, Cape Girardeau, MO: Ramfree Press, n.d.), 341.

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By the time of Lincoln's election in 1860, atrocities perpetuated by the Kansas "Jayhawkers" and Missouri "Bushwhackers" captured the attention of the nation. Newspapers coined the term "bleeding Kansas" and the strife along the border of Kansas and Missouri became a contributing factor to civil war. With the firing on Fort Sumter in April 1861, the federal government focused its attention not only on the warfare between partisan settlers on the western frontier but also on retaining control of Missouri.

The state's strategic location on the Missouri and Mississippi Rivers was essential to maintaining communication with the West and use of the rivers for transporting men and supplies in the western theater of the war. For the most part, the battles in Missouri centered on control of the river, the recruiting operations on the part of the Confederate army, and the response to hit-and-run tactics of the pro-southern guerrillas.

Whether attached to regular southern army units or to irregular troops, the men in the Lee's Summit area engaged in skirmishes by either defending home territory or riding out into the area along the Missouri River and along the state line to join organized battles. Almost all of the early settlers in rural Jackson County abandoned their farms after Brigadier General Thomas C. Ewing issued General Order Number 11 in 1863, which forced all residents living outside the Union-occupied towns in Jackson, Cass, Bates, and part of Vernon Counties fifteen days to prove allegiance to the Union or leave these areas. Those who were able to prove their loyalty were forced to relocate to within one mile of a Union-occupied town. Since few families were able to prove loyalty, most evacuated the area, creating a deserted countryside. In a further effort to end the harboring and assistance given to the Missouri guerrilla fighters, Order Number 11 also required Union troops to confiscate or destroy any grain and hay along the border that could fall into the hands of southern forces. Kansas volunteer troops, however, "indiscriminately burned other crops, farms and entire communities," creating what became known as the "burnt district"¹⁶

¹⁶ Sherry Lamb Schirmer and Richard D. McKinzie, *At the River's Bend: An Illustrated History of Kansas City, Independence, and Jackson County* (Woodland Hill, CA: Windsor Publications, Inc., in association with the Jackson County Historical Society, 1982), 38-39; and Edward E. Leslie, *The Devil Knows How to Ride* (New York: Random House, 1996), 258-62.

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ESTABLISHMENT OF LEE'S SUMMIT

Among the early Jackson County residents who returned to their land after the war was William Howard, one of the oldest and most influential citizens of the area. Howard, a native of Kentucky, first came to Jackson County in 1842 and purchased 220 acres of land. In 1844, he married Maria D. Strother. By 1850, they lived in a log house on 833 acres, about five miles to the north of Lee's Summit, at what is today the west corner of Highway 291 and Woods Chapel Road. They remained on the farm until October of 1862, when Howard was arrested as a Confederate sympathizer and taken to federal headquarters in Independence. Paroled, he took his family to Kentucky for the duration of the war.¹⁷

After the war, Howard returned and took advantage of the coming of the Missouri Pacific Railroad line into Jackson County and platted the town that became Lee's Summit. Howard's original plat contained seventy acres. The first sale of lots was on October 29, 1865. In an agreement with Howard, the railroad received title to every alternate lot within four blocks of the railroad tracks, as well as two lots on each side of the track near the center of the town.¹⁸ Its access to the Missouri Pacific Railroad line gave the town direct links to national railroad freight and passenger hubs in St. Louis to the east and Kansas City to the west.

The exact date and naming of the community is uncertain. Traditional accounts hold that for its first three years the town was named Strother, after Howard's wife's family.¹⁹ By 1868, the town bore the name of Lee's Summit in memory of Dr. Pleasant Lea. The account notes that the hilltop farm of Dr. Lea,²⁰ which was north of the town site, was the location for much of the surveying for the railroad. To honor Lea, the railroad engineers involved in the survey named the railroad station after him. They erred in the spelling and punctuation, formally noting the station as "Lees Summit." The station's name became popular and the citizens of Strother petitioned the Jackson County Court on November 4, 1868 to change the name to "Lee's Summit" with an apostrophe, but with the same misspelling.²¹ Another variation on the naming of the community maintains that the

¹⁷ Pearl Wilcox, *Jackson County Pioneers* (Independence, Missouri: by the author, 1975), 107-108.

¹⁸ *The History of Jackson County, Missouri*, 342.

¹⁹ Wilcox, 108.

²⁰ Lea was killed during the Civil War.

²¹ Wilcox, 108.

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railroad donated a boxcar with "Lee's Summit" painted on it to serve as the first railroad station in the new town. This view holds that the railroad chose the name to honor Dr. Lea, who had been shot near the tracks during the Civil War. The spelling of his name was not corrected and, therefore, became "Lee." The "Summit" came from its topographical location as the highest summit on the line between St. Louis and Kansas City.²²

The latter version of the town's naming came into question again in the early 1990s due to information found on a poster notice advertising the first sale of the town lots on October 30, 1865. Local historian, Donald R. Hale, purchased a trunk in 1993 that once belonged to William B. Howard, the town founder. The sale bill was among its contents. Howard's notice advertised the town land sale to be held at "Strother, formerly called Lee's Summit on the Pacific Rail Road in Jackson County, Missouri." Hale believes that it is possible that the town had been known as "Lee's Summit" for some time prior to becoming "Strother." Frank Graves, another local historian, agrees. Evidence supporting their argument can be found in a December 1865 *St. Louis Democrat* newspaper article that refers to a railroad stop in "Lee's Summit."²³ Jackson County railroad historian Henry Marnett noted that railroads generally named division points along the line where engineers fueled their steam engines with coal or wood and water.²⁴ Once the railroad chose a fuel stop and named it, hastily assembled commercial buildings usually sprang. The Missouri Pacific Railroad completed the track from Warrensburg to Kansas City (through Lee's Summit) between 1864 and 1865. It is plausible that during this period, the railroad crews may have pulled a railroad car into town to be used for a temporary depot and that it already had "Lee's Summit" written on it.²⁵ Taking all of the existing documentation into consideration, it appears that the railroad designated the station as Lee's Summit prior to the filing of the official plat name of Strother and the 1868 petition to the county court officially changed the name to Lee's Summit.

²² Community Studies, Inc., "*The Preliminary Guide Plan for Lee's Summit, 1958*" (Lee's Summit: City of Lee's Summit, Missouri, n.d., photocopy), 1.

²³ Donald R. Hale, interview by Cathy Ambler, 10 September 2001, transcript, Historic Preservation Services, LLC, Kansas City Missouri; and Frank Graves, interview by Cathy Ambler, 10 September 2001 and 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City Missouri. The sale notice is in the archives of the Lee's Summit Historical Society. Some speculate that the "Lee" comes from General Robert E. Lee. The *Louisville Journal* (Kentucky), January 3, 1866 quoted the *St. Louis Democrat*.

²⁴ Henry Marnett, interview by Cathy Ambler, 9 January 2002, transcript, Historic Preservation Services, LLC, Kansas City Missouri.

²⁵ *Lee's Summit Centennial, 1865-1965*, (Lee's Summit: Chamber of Commerce, 1965), 61.

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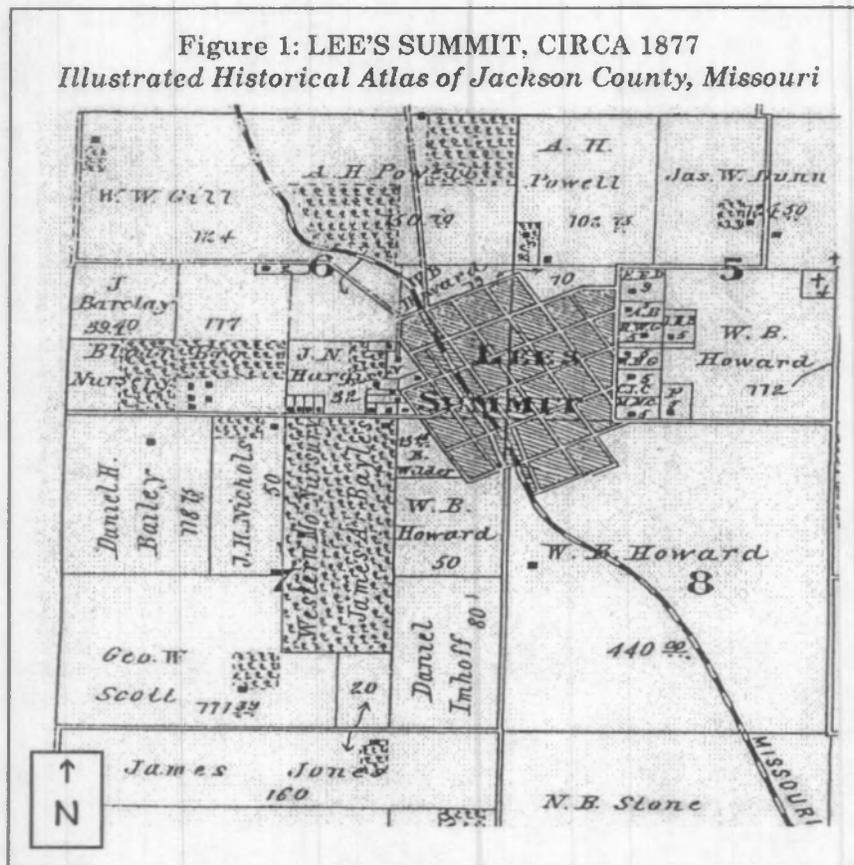
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RAILROAD MARKET CENTER 1865-1945

The role of the railroad in Lee's Summit's development is apparent in the 1877 *Illustrated Historical Atlas of Jackson Co. Missouri*, which shows the meager road network that existed twelve years after the town was founded.²⁶ A few section line roads exist, but the dominant means of transportation in the area was the railroad. Because poor roads and ferries provided difficult and limited access to market centers where farmers and livestock breeders could sell their agricultural products, the railroad assured Lee's Summit's survival as an inland market center.²⁷



²⁶ *An Illustrated Historical Atlas of Jackson County Mo.*, 33.

²⁷ John Reps, *The Making of Urban America: A History of City Planning in the United States* (Princeton, New Jersey: Princeton University Press, 1992), 392. Reps points out that some railroads drew their own town plans with rails running through the center part of towns.

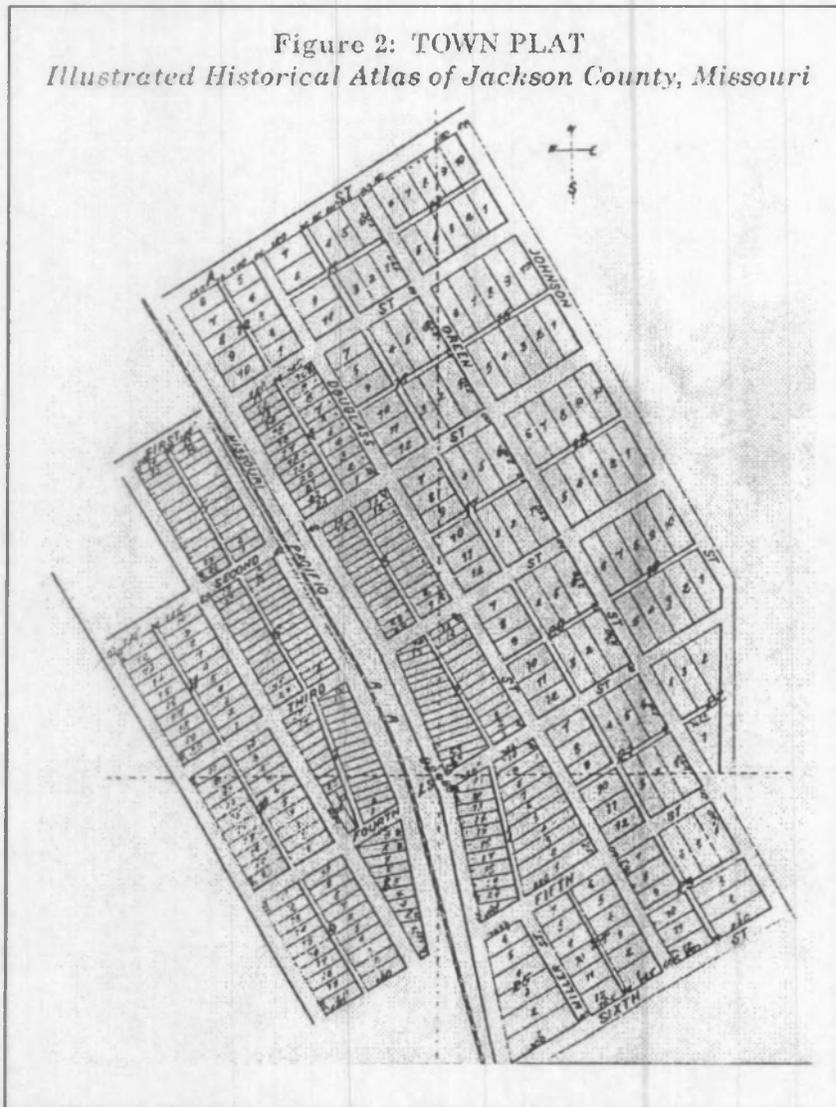
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The town had the appearance of a railroad town. About twenty acres of the original town site were town lots that straddled the railroad line.²⁸ Figure 2, the 1877 town plat, shows



the main streets running parallel to the railroad tracks from the northwest to the southeast.

Normally town streets corresponded with the land survey grid laid out by compass points oriented by Section, Township, and Range. The town plat's orientation to the railroad's northwest-southeast direction further emphasizes the significance of the railroad to the town. With the tracks on a high rise between the two main streets, it dominated commerce, movement through town, communications with the surrounding area, and later transportation networks.

Lee's Summit quickly became a commercial center for the surrounding agricultural community. By 1869, the town had a settled appearance. One visitor reported,

²⁸ A copy of this map is at the Lee's Summit Historical Society.

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We had the pleasure . . . of spending a few hours in the beautiful and growing young town of Lee's Summit . . . our impressions of the town and surrounding country were of the most favorable character. . . . The signs of improvement are everywhere visible. New and substantial buildings are being constantly erected and speedily filled with the enterprising and industrious seekers of fortune in the west. The people are an energetic, moral and industrious class and it requires no prophetic vision to foretell for Lee's Summit a bright and splendid future.²⁹

In 1877, the Missouri legislature approved the town's incorporation as a fourth-class city. The city fathers then divided the city into two wards. The 1877 atlas noted that the city was "a very important point of shipment for the surrounding country."³⁰

By 1880, there were 390 farms under cultivation in Prairie Township, averaging 160 acres each. This included almost all the land in the township.³¹ There were two towns in Prairie Township that functioned as supply points to the farmers of the township and surrounding country — Lee's Summit, which was the larger of the two, and Greenwood, a village located within three quarters of a mile of the Cass County line. Both were on the main line of the Missouri Pacific Railroad.³² At this time, Lee's Summit was the second largest grain shipping point in Jackson County after Kansas City.³³ It also served as an important shipping point for cattle and hogs. Reflecting the agricultural economy, a grain elevator and flourmill were near the rail line.

The 1880 census lists the population of Lee's Summit at approximately nine hundred residents.³⁴ The town contained five churches, a large school building, a railroad depot, a hotel, a bank, a post office, and two restaurants. About twenty-five business houses representing all kinds of merchandise lined the main streets — Market and Main — that ran parallel to the tracks. The town also had five physicians, two ministers, and four lawyers.³⁵

²⁹ *The History of Jackson County, Missouri*, 343.

³⁰ *An Illustrated Historical Atlas of Jackson County Mo.*, 18.

³¹ *The History of Jackson County, Missouri*, 341.

³² *Ibid.*, 342.

³³ Deon Wolfenbarger, "Lee's Summit, Missouri Final Report Historic Resources Survey" (Lee's Summit: City of Lee's Summit Historic Preservation Commission, Community Development Department, 15 August 1994, photocopy), 4.

³⁴ *The History of Jackson County, Missouri*, 342.

³⁵ *Ibid.*

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Merchants, lawyers, and doctors held positions of status in towns as well as the countryside. In trade towns like Westport and Independence, leadership went to major traders or men who combined several occupations or professions. In matters of religion, the Scotch-Irish settlers either retained their generational affiliation to the Presbyterian Church or embraced the more mainline frontier protestant religions such as Baptist, Methodist, and Cambellite (Disciples of Christ Church).

The Methodists and Baptists erected the first houses of worship in Lee's Summit. After the Civil War, The Methodist Episcopal Church South, the Cumberland Presbyterians and the Disciples of Christ Church erected churches. The Episcopalians held services in the Cumberland Presbyterian Church and the Old School Presbyterians held services in the Methodist Episcopal Church South's building. The town laid out a cemetery soon after the war, a portion of which was on land donated by William B. Howard.

To accommodate its growing population, Lee's Summit added several new residential areas. In 1867, when most of the town's original lots were sold, William B. Howard platted the first new residential addition, Howard's First Addition, to the east and northeast of downtown. Other new residential development occurred further north of the central business district. Of the eight additions (or subdivisions) platted between 1877 and 1889, six were north of downtown. These new building lots accommodated the community's demand for many years as housing filled in around the edges of the area and the remaining vacant lots at the heart of the city. The town's older residences lined South Market Street and Douglas Street, both of which ran north to Independence.³⁶

Within a decade of its founding, Lee's Summit's commercial district provided what its citizens and the residents of the surrounding countryside needed. Its citizens made their living from the synergy between the railroad line and the agricultural bounty in the surrounding area. This pattern persisted into the first half of the twentieth century. Economic activity in Lee's Summit, like other rural railroad market centers in the region, did not change much beyond the initial gains made after the rail lines came through. By the advent of World War I, Lee's Summit continued to function as a typical country market

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center. As it had in the prosperous times in 1877, growth in the area prompted the city to extend its boundaries in 1905.

Figure 3: LEE'S SUMMIT POPULATION, 1880-1940

1880	1890	1900	1920	1930	1940
900 (est.)	1,369	1,453	1,467	2,035	2,263

Greenwood, Lone Jack, and Blue Springs also functioned as rural railroad market centers competing for the business of farmers in the southern part of the county. It was, however, the proximity of Kansas City as a national rail hub and Independence, which was the county seat serviced by two railroad lines that limited the expansion of the county's rural railroad trade centers. It was not until the post-World War II suburbanization that these areas experienced any substantial growth or economic diversification.

ADVENT OF MOTORIZED TRANSPORTATION NETWORK

The popular acceptance of the automobile and improved roads did change the appearance of these towns. Farmers from the region made more frequent trips to the local bank, the drug store, and other business services that soon became necessities of modern lifestyles.

Gradually, new development in Lee's Summit's main commercial area began to shift from an orientation to the railroad tracks. As more vehicles became affordable, 3rd and Douglas Streets became increasingly important for their connections to county and state roads. Businesses began to move to 3rd Street, away from the lots directly connected to the railroad. By the early 1930s, the influence of the automobile and Jackson County's epic rural road paving efforts under County Court Presiding Judge Harry S. Truman was clear. New types of buildings, such as garages and service stations, appeared in town. Roads and their condition became increasingly important. Additionally, as the vehicular traffic passing through Lee's Summit from the surrounding areas increased, the railroad's dominating presence in the community waned.

³⁶ Wolfenbarger, 7. These were W. B. Howard's Second Addition, Myrtle Park Addition, Hearne's Addition, Hearne's 2nd Addition, and Hearne's 3rd Addition. Frank Graves, interview by Cathy Ambler, 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.

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Ironically, automobile travel also adversely impacted small rural communities. Missouri began an ambitious program of road improvements in 1921. Since highway engineers



tended to bypass hamlets with populations under two hundred, crossroad merchants lost businesses. Merchants in larger towns, such as Lee's Summit, retained customers at the hardware store, dry goods counter, and grocery, but also saw an increasing number of them drive to larger commercial centers, such as Independence and Kansas City, for more fashionable clothes, shoes, and automobiles. Chain stores cut away more of the small proprietor's trade whenever they opened in rural towns.⁴⁰

The era of railroad significance for the town lasted until just after World War II. The paving of most of the county's roads that led to various market centers in the 1930s under Judge Truman's administration and the tremendous development of the area's road system in the Post-World War II era lessened the importance of freight rail connections. In 1958, Lee's Summit's first planning document recommended that the Missouri Pacific Railroad reroute its through trains south of town using the Rock Island Railroad tracks. Thus, trains would no longer run through the middle of the community.⁴¹ Although this was not done, for a town whose existence once depended on the railroad, this recommendation signaled the demise of Lee's Summit as a railroad town.

AGRICULTURAL PRODUCTION AND PROCESSING: 1865-1945

The foundation for early economic prosperity in Lee's Summit, as in the rest of Jackson County, was agriculture. After the initial period of settlement, farming in Jackson County quickly progressed beyond the simple self-sufficient enterprise. As cleared and fenced "improved" land grew, a commercial market evolved. This evolution did not occur everywhere at the same rate; different stages existed within the same region. While many

⁴⁰ Schirmer and McKinzie, 258.

⁴¹ Community Studies, Inc., 61-63.

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of the families from the southern border states brought a sophisticated knowledge of farming into the area as early as 1830; as late as the 1850s, newcomers set up primitive subsistence-level farming operations. By this time, however, the small general farm, as a rule, served as the basis for a stable farming economy.⁴²

The natural resources of the area supported diversified farming industries. By the middle of the nineteenth century, a varied system of agricultural production existed for both family consumption and commercial trade. As the early settlement period ended in the mid-nineteenth century, the era when the first settlers planted wheat, corn, rye, barley, and buckwheat for family and livestock and harvested hemp and tobacco for cash expanded to include orchards, vineyards, and livestock breeding. In Jackson County, there were few farming industries that were not carried on to some extent. Truck farm greenhouses, cattle pastures, grain and corn fields, piggeries, dairy farms, orchards, and poultry farms produced a golden harvest. While the first settlers relied heavily on the market for hemp and tobacco for cash income, the farmer of the late nineteenth century quickly sought to establish farms large enough to produce sufficient crops to have a surplus for a rapidly expanding and diversifying market.⁴³

Jackson County, located on the borderland of the great Ozark Highlands within the Missouri River Valley, had the soil, climate, and access to marketing centers that promoted this diversification. The county had a complete and rapid system of natural drainage and an abundant supply of pure, fresh water. The loess soil along the bluffs of the Missouri River was second only to Germany and China for the cultivation of orchards. Along the silt-covered banks of the Missouri River, truck farmers produced tons of vegetables each year. Farther back from the river, berries and grapes grew. Wheat not only provided flour for the farm family, it brought cash as well. Corn fed the hogs and, after milling, was a bread staple in the family diet. Pork became the common meat of the region and merchants sold large quantities of surplus bacon and lard.⁴⁴

⁴² Sarah F. Schwenk, "A Social, Political and Economic Overview of Western Missouri 1830-1855" (Kansas City: Jackson County Missouri Parks and Recreation, Division of Heritage Programs and Museums, 1989), 26.

⁴³ Ibid.

⁴⁴ Ibid., 28-30.

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Soils that produced corn, wheat, clover, and timothy, as well as the abundant supply of native grasses, stimulated a fledgling dairy industry. Fertile valleys and plains supported a quickly expanding livestock industry. Thoroughbred stock imported in the 1830s and 1840s included Alderney, Jersey, Shorthorn, and Aberdeen Angus cattle. Fine saddle horses and thoroughbred racehorses were a visible sign of economic and social status. It was, however, the breeding of good workhorses and mules that preoccupied most farmers in the region.⁴⁵

Farmers coming into the area during the early settlement period introduced scientific farming, including horticulture. By mid-century, agricultural and mechanic's fairs reflected the new methods and machines of the period. However, despite the availability of the latest equipment, farming techniques varied from the crude to the sophisticated.⁴⁶ The agricultural practices begun in the settlement period before the Civil War, continued after the war ended.

Although the Border and Civil Wars devastated the area and it remained abandoned in the years immediately following the end of the hostilities, new emigrants and those landowners who returned quickly began farming. In general, the post-war agriculture was more diversified, with successful operations in fruit trees, vineyards, nursery stock, crops and grasses, breeding stock for beef and milk cattle, dairies, and fine horses. Diversification, however, did not occur at a rapid pace. The 1877 county atlas lists the principal products of Prairie Township as corn, hogs, and cattle.⁴⁷

The following farmers and stockmen reflect a typical cross-section of agricultural enterprises found near Lee's Summit in the 1880s. In 1869, James W. Dunn established a farm almost one mile northeast of Lee's Summit; by 1881, he had 560 acres of improved farmland that included an orchard. William Dupuy returned from the war to his abandoned farmstead and by 1881, he had around 122 acres under cultivation as well as an orchard. H. E. Barns returned to the area after the war and established a stock-raising operation on 225 acres. James A. Dripps came to Prairie Township in 1880 and started a farm and sizable orchard on 80 acres. R. F. Campbell had an 80-acre farm about one mile

⁴⁵ Ibid., 30-31.

⁴⁶ Ibid., 27.

⁴⁷ Wolfenbarger, 10.

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northeast of Lee's Summit; A. B. Castle, M.D. owned 40 acres of improved and stocked land and maintained one of the finest orchards in the county; Lucas Corlew cultivated 48 acres near town; and J. H. Davenport, a farmer and stock dealer, farmed 240 acres of land.

FIELD CROPS

Long growing seasons and mild winters provided an ideal environment for raising crops. Farmers raised grains (corn, wheat, oats, rye, barley, soy beans, and kafir [grain sorghum]) and grasses (clover, timothy, alfalfa, and prairie hays) for the market and as feed for livestock.

HORTICULTURE

While the main farm products in the late nineteenth century remained corn and hogs, it is clear that the orchards and nurseries also became large producers as evidenced by the significant number of orchards shown in the 1877 atlas.⁴⁸ Nurserymen who first set out fruit trees quickly expanded to other horticultural endeavors.⁴⁹ At the same time, many farmers and cattlemen planted fruit trees as an additional source of income. Prior to the orchard becoming mature, berries and grapes provided supplementary income for orchard owners and farmers. With abundant crops of apples, pears, plums, peaches, berries, and grapes, the area was well suited to meet the produce demands of Kansas City and other communities around the Missouri River. The Kansas City market alone consumed more than could be produced in Jackson County. The short distance from Lee's Summit to these markets and the easy accessibility by rail was significant for local growers of perishable products.

Among the oldest nurseries in the township was that of the Blair brothers who established their business just outside of Lee's Summit in 1867, shortly after the founding of the town. The three brothers, James A., Robert H., and John C. operated a 117-acre nursery north of what is present-day 3rd Street and east of Highway 50. Another early horticultural enterprise was that of James A. Bayles,⁵⁰ who came to the area in the early 1870s and

⁴⁸ The agricultural census of 1876 did not take into consideration the production of horticulture products.

⁴⁹ Wolfenbarger, 10.

⁵⁰ For whom the Bayles Addition would be named.

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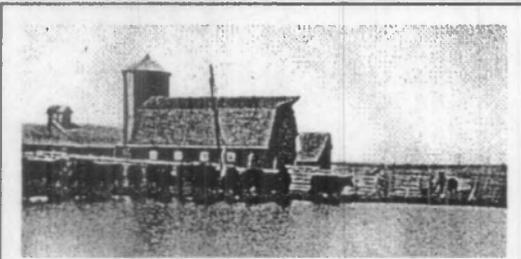
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purchased 160 acres, which later became known as the Western Missouri Nursery. Initially, Bayles grew commercial nursery stock for apples, pears, and peaches. He later bought more acreage, planted apple orchards, and concentrated on the production of apples. Howard Chiles grew commercial stock of chestnuts, English walnuts, and butternuts, hickory nuts, pecans, persimmons, and evergreens on 65 acres near Bayles' orchard. Maurice Butterfield founded the Lee's Summit Star Nurseries, and eventually purchased the Blair Brothers nursery.⁵¹

The 1880 city directory lists seven nurserymen or businesses with offices in Lee's Summit. By 1902, the number dropped to two, although a significant number operated outside the then city limits. Eugene Graves, who came to the area in the 1890s, owned one of the larger nurseries and remained in the area until the 1920s.

In 1905, there were over fifty-six hundred acres of commercial orchards within a ten-mile radius of Lee's Summit. By 1926, county agricultural publications continued to boast that the area was "the world's finest orchard land" with over three thousand acres of orchards in Jackson County alone.⁵² Among the major apple producers in the Lee's Summit area were the orchards of C. C. Chipman, W. H. Colburn, G. D. Davis, Sam Hussey, John G. Haas, B. J. Holliday, Joseph Jennys, Wallace King, J. R. Leinweber, John Maurer, George Rhodes, and Harvey Storms.⁵³ Although apples became the main cash fruit crop, orchards of pears, plums, and peaches provided income as well.



Spencer Angus Breeding Farm, circa 1926
Photograph Courtesy of
Jackson County Missouri: Its Opportunities and Resources

LIVESTOCK PRODUCTION

Jackson County, with around 150,000 acres of grazing land, the majority of which was bluegrass, had large and lucrative livestock operations that achieved a national reputation. Kansas City, the second largest livestock market in the country, provided a distinct financial advantage to the

⁵¹ Wolfenbarger, 10

⁵² Ibid.

⁵³ M. E. Ballou, *Jackson County Missouri Its Opportunities and Resources* (Rural Jackson County Chamber of Commerce, 1926), 210.

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development of the breeding industry in the surrounding county. Noted breeders of Holstein and Jersey milk cattle in the Lee's Summit area were Unity Farms, Longview Farms, Chapman Diaries, and the Hook Dairy Farm.

Jackson County was the national center of the Hereford cattle breeding industry, shipping stock to western ranches and throughout the United States, Canada, Mexico, and Central and South America.⁵⁴ The specialization in Hereford cattle had its genesis in the bull named Anxiety IV. In 1881, Hereford breeders Charles Gudgell and Thomas A. Simpson of Independence, Missouri imported Anxiety IV, an English Hereford bull with unusually heavy hindquarters, for the purpose of establishing a breeder herd with these qualities. Gudgell employed what were then revolutionary close breeding practices that produced a herd of unvarying excellence.⁵⁵ By the 1920s, 95 percent of all prize-winning Hereford cattle shown in the world traced their lineage back to Anxiety IV. In 1980, nearly all American Herefords were descendents of Anxiety IV.⁵⁶ Because of these early associations, Jackson County had a large concentration of Hereford breeding farms that ranged in size from 150 acres to more than 7,000 acres, earning it the nickname of "Hereford Boulevard."⁵⁷



Highland Farms, circa 1926

Photograph Courtesy of Jackson County Missouri: Its Opportunities and Resources

Highland Farms, owned by Milton Thompson, was one of the nation's largest Hereford breeding operations. Thompson purchased real estate throughout southeastern Jackson County and owned farms now within the current city limits of Lee's Summit. Other notable

⁵⁴ Ibid., 72.

⁵⁵ Shirmer and McKinzie, 46. The American Hereford Association, founded in Independence, Missouri maintains its national headquarters in Kansas City, Missouri.

⁵⁶ Ibid.

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Hereford breeders in the vicinity were J. Roger Lowe, G. W. Catlett, W. L. McWilliams, and C. L. Peterson.⁵⁸

The beef cattle breeding industry in Jackson County also included internationally noted farms for Shorthorn beef cattle. The Shorthorn breeders who engaged in one of the oldest branches of farm production in the county, shipped breeding stock



Thompson House, Highland Farms, circa 1926
Photograph Courtesy of
Jackson County Missouri: Its Opportunities and Resources

throughout the western hemisphere. Among the larger breeders of Shorthorn cattle was the J. R. Leinweber farm in Lee's Summit. Other members of the Shorthorn industry in the Lee's Summit vicinity in the late nineteenth and early twentieth centuries were Henry Braun, Mason Corder, W. H. Dark, G. A. Grabs, W. T. Hagan, Fred Harris, Ben W. Harlan, Everett Hook, L. A. Horridge, Julian H. Jackson, J. F. Kennedy, R. L. McCay; J. C., F. R., and J. M. Noel; and O. J. Rhoads and Sons.

Hog raising was also a profitable venture, although only a small number of livestock men specialized exclusively in breeding hogs. Most farmers raised hogs for their own use and as a source of ancillary income. The abundance of corn and milk – often produced on the same farm – provided feed. Dairy farms often raised breeder hogs, feeding them the skim milk that remained after the extraction of the butterfat. Surplus corn and grain fed the stock sold for slaughter. By 1926, Jackson County boasted a million dollar hog industry, with 80,590 hogs and a high number of prized herds.⁵⁹ At this time, Robert Williams and his son, Robert, Jr. were nationally known breeders of large Poland China hogs. Their operation began on a small farm near Lee's Summit that grew to 200 acres.⁶⁰

Jackson County was also known for breeding fine saddle and harness horses, as well as work animals necessary for farming in the nineteenth and early twentieth centuries. As early as the mid-nineteenth century, county fair prize lists show awards for the best draft

⁵⁷ Ibid., 77.

⁵⁸ Ibid., 80.

⁵⁹ Ibid., 4.

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stallions, brood mares, draft mares, colts, saddle mules, jacks, jennets, and saddle ponies. At this time, the Morgan, Tennessee Walker, American Saddle, the large draft Percheron, and the medium-weight draft Hackney became the principal sources of transportation and harness power in western Missouri. The importation of Mexican mules, jackasses, and jennets to the area from Mexico led local farmers to breed a strain of sure-footed, strong, and disease resistant work animals.⁶¹

Use of horse and mule power in farming in the area persisted until World War I, when farmers sold them in large number for the war effort. After the end of the war, the advent of a paved highway system and the motorized era of the farming industry further contributed to the decline in their use. By the 1920s, the tractor, truck, and motorcar dominated farming transportation. Dairy companies and truck farmers utilized the estimated ten thousand horses found in Jackson County at this time for delivery wagons. Well into the first decades of the twentieth century, any large farms also maintained small stables of fine-bred horses for riding.⁶² Longview stables in Lee's Summit furnished winning stock in every horse show in America and Canada.

DAIRIES

In addition to the breeding of milch cattle, the rich farmland around Lee's Summit also spawned many dairies, both small and large. The smaller operations had from three to twenty-five cows. In addition to raising grain for feed and breeding milk cows, most dairies used the surplus of grain and dairy byproducts to operate a poultry department. Many dairies also bred and raised feeder hogs. While skim milk (the remaining milk after the removal of cream and fat for butter) served as the primary food for breeding hogs, surplus grain was the staple of feeder hogs raised for slaughter. These additional sources of income made the dairy industry one of the most profitable businesses in the county.⁶³

⁶⁰ Ibid., 174.

⁶¹ Schwenk, 30-31.

⁶² Ballou, 231.

⁶³ Ibid., 29.

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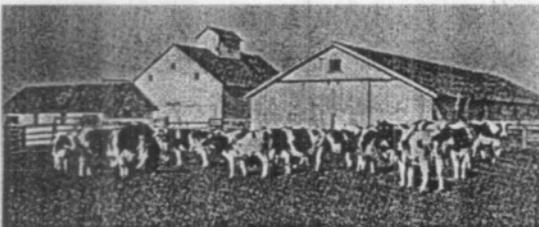
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One of the most successful dairy farms in the Lee's Summit area was Chapman Dairies, which collected and distributed milk for Longview Farm and about four hundred other



Chapman Dairy Milk Cooling Station, circa 1926
Photograph Courtesy of Jackson County Missouri: Its
Opportunities and Resources

farmers and became one of the largest distributors of dairy products in nearby Kansas City, Missouri by the 1920s.⁶⁴ The Chapman Dairies' trucks collected milk directly from the farms and took it to the cooling station in Lee's Summit; it was then placed in a "thermos" truck and transported to Kansas City where it was bottled and distributed by a fleet of eighty wagons.



Hook Dairy, Holstein Breeders and Dairy.
Farm Lot (Above) and Cooling Station, (Below)
circa 1926

Photograph Courtesy of Jackson County Missouri: Its
Opportunities and Resources

Some of the larger dairy farms at this time also bottled the milk themselves. Established by C. Hook in 1915,⁶⁵ the Hook Dairy Farm, which was five miles southwest of downtown Lee's Summit at that time, was the fifth largest distributor of milk in Kansas City in 1926. Not only did this farming operation breed, feed, milk, and sell its own cattle, it also produced, purchased, pasteurized, bottled, and distributed its own milk and that of smaller farms in the vicinity. The Hook Dairy Farm raised clover, alfalfa, and soybean hay for the cattle as well as grain used for silo feed. The Hook family raised and sold bulls to other dairy farms for breeding. They maintained a herd

of sixty Holstein cows for milking. The dairy plant at the farm also pasteurized, cooled, bottled, and delivered milk to Kansas City for smaller area farms.

⁶⁴ Wolfenbarger, 10.

⁶⁵ The land had been in the Hook family for over fifty years.

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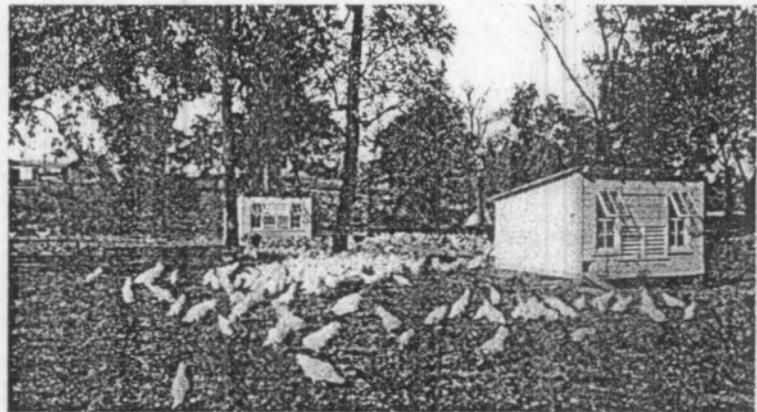
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POULTRY INDUSTRY

Poultry breeding and egg production ranked with the grain and cattle industries in importance in Jackson County. The potential market of Kansas City alone surpassed the total egg production of the county during the late nineteenth and early twentieth centuries. Most farming enterprises devoted exclusively to poultry raising were on the cheapest



Unidentified Jackson County Poultry Farm, circa 1926
Photograph Courtesy of Jackson County Missouri: Its Opportunities and Resources

land and constituted five to fifteen acres. Breeders of fancy poultry supplied stock from their hatcheries and shipped brood hens and roosters throughout the country. Poultry production, which included both "setting" and eating eggs and chickens for slaughter, was an important and almost universal part of the general farm operations. By tradition, the female members of the household engaged in raising breeding stock, egg production, and raising stock for sale, with the earnings going to the household budget.

A number of farms in the Lee's Summit area in the late nineteenth and early twentieth century were known for their prize breeding stock, which included almost every type of popular breed. Breeders of Single Comb White Leghorns included Mrs. Joseph H. Powell, Harry L. Boyer, Mrs. T. A. Shannon, Mrs. J. Glick, Mrs. J. D. Jackson, Harry Alley, Ellis Alley, Mrs. Ida Muckey, Mrs. G. Ferham, L. J. Hartzell, J. F. Oliver, and Mrs. R. E. Davis. Breeders of Single Comb Reds included Mrs. Hubert Kreeder, C. H. Morgan, Mrs. J. G. Easley, George Cattlett, C. E. Larkins, Arch L. Sears, and Mrs. N. Beach. Other breeders of note were A. C. Stephens (Rose Comb Reds); Mrs. J. O. Clendenen and Fred B. Campbell (Barred Plymouth Rocks); Clore Fields (White Rocks); Mrs. O. D. Powell, J. H. Miller, and T. L. Crace Lamkin and Son (Buff Rocks); and Miss Agnes Rhoades (Partridge Rocks).⁶⁶

⁶⁶ Ballou, 190.

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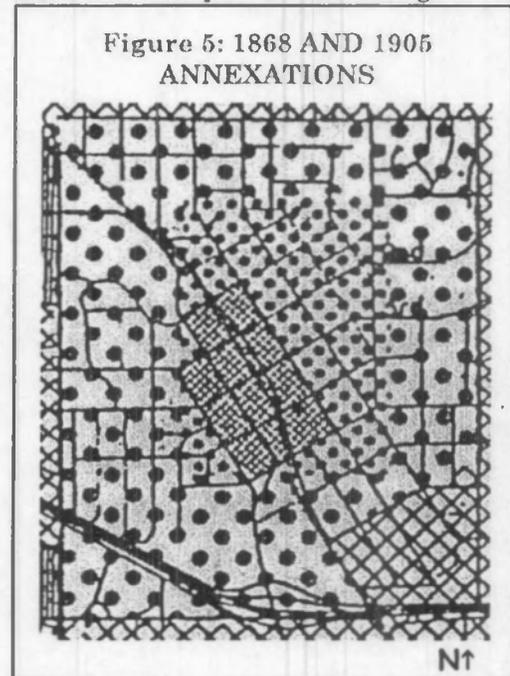
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RESIDENTIAL DEVELOPMENT 1865-1960

Like all railroad towns established in western Missouri in the mid-nineteenth century, the commercial center flanked the rail lines, with residential development occurring in the neighborhoods surrounding the commercial center. Lee's Summit made only two annexations prior to the 1960s — one when the city incorporated in 1868, which included Howard's First Addition (1867), and one in 1905, which incorporated several residential areas that were then outside the city limits.⁶⁷ Figure 5 shows the additions around the commercial core. The small dots indicate the 1868 addition and the larger dots the 1905 addition. These annexations increased the size of the city from about 70 acres (the original town plat) to one square mile (640 acres). The annexations, however, did not significantly affect population statistics. While these areas may have included existing residential enclaves, it is probable that they were sparsely populated at the time of the census.



NINETEENTH CENTURY RESIDENTIAL DEVELOPMENT

Most of the homes erected in Lee's Summit during the late nineteenth century were American folk houses — modest vernacular adaptations of traditional building forms. The majority of the earliest residential development occurred south of downtown Lee's Summit in two plats filed by William B. Howard — the Original Town of Strother filed in 1865 and Howard's 1st Addition filed in 1867. The streets and lots corresponded with the railroad line that ran down the middle of the main street. Numbered streets ran northeast-southwest perpendicular to the tracks. Named streets ran parallel to the tracks. The

⁶⁷ Several other additions were plated between 1877 and 1905, but almost all were outside the city limits. It is possible, as Wolfenbarger points out, that Lee's Summit had a larger population in the 1880s than the statistics show.

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arrangement and dimension of the lots maximized frontage to the railroad, with numerous small lots along the rails.⁶⁸ Commercial structures quickly replaced the earliest residences.

Until 1887, the majority of residential construction that occurred outside the immediate vicinity of the downtown area occurred in the area south of town. A 1905 publication establishes South Market Street as the town's oldest residential street. A photograph in the publication shows the street trees to be at least twenty to thirty years old, giving credence to the claim.⁶⁹

Douglas Street became the major north-south Street in Lee's Summit. It led directly to Lee's Summit Road, which connected with Independence, Missouri. Residential development occurred early along North Douglas and spread to adjacent side streets. Douglas Street became known as "Bankers' Street" and the city's more affluent citizens erected a number of large homes around the turn-of-the-twentieth-century.

Between 1877 and 1889, landowners platted several subdivisions within the 1868 city limits in the area north of downtown, which included W. B. Howard's 2nd Addition, Myrtle Park Addition, Hearne's Addition, Hearne's 2nd Addition, and Hearne's 3rd Addition. Despite the large number of lots available in the north side of town, Lee's Summit's slow growth limited the development in this part of town. The earliest residential construction occurred immediately adjacent to commercial buildings downtown along First Street and north from downtown through the 200 block of Douglas and Green Streets. Homeowners also built residences on the west side of the railway in a small section of Howard's 2nd Addition platted in 1883. A large number of buildings in the Hearne's Additions date from the 1890s through 1910. Residential development continued in these early subdivisions into the 1950s.⁷⁰ Commercial buildings gradually replaced many of the earliest residences located near the railroad alignment and the commercial core of the downtown, including early residences along the 200 block of Douglas Street and Market Street.

⁶⁸ Wolfenbarger, 6.

⁶⁹ Ibid.

⁷⁰ Ibid., 8.

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EARLY TWENTIETH CENTURY RESIDENTIAL DEVELOPMENT

A 1904 plat map shows residences as far south as 7th Street. Market and Douglas Streets had the highest concentrations of residential buildings with the greatest density found in the blocks closest to the downtown commercial buildings. Douglas Street had solid residential development with sidewalks on both sides of the street and shade trees that were at least twenty years old. Hearne Avenue was also tree-lined at this time, but appears to be a rough country road with little residential development.

During the first decade of the twentieth century, property owners erected several large homes on the remaining large lots south of 5th Street. These homes reflected the influences of popular styles and were among the first architect-designed homes in Lee's Summit.⁷¹

Development did not occur everywhere in a sequential manner. Like many rural market centers in Missouri, the edges of town had both large and small residences erected on land consisting of several lots. Eventually, the owners sold these lots and new houses appeared.

Between 1900 and 1920, Lee's Summit easily managed the population's requirements for new housing. The Butterfield Addition is a good example of a residential development prior to World War I that exhibits some of the nation's emerging sense of suburban planning. The land had once been part of the Lee's Summit Star Nurseries and its products contributed to the town's agricultural base until at least 1906.⁷² The Jesse Butterfield family engaged in a nursery business and subdivided the property. At this time, the Butterfield Addition was at the western boundary of Lee's Summit.⁷³

This addition's characteristics reflect early twentieth century residential patterns. The concept of building a proper home for the ideal family was a well-developed cultural value long before the platting of Lee's Summit's subdivisions. From about 1870 to 1900, national values about the consummate home and lifestyle crystallized: single-family houses should be located away from the city core and freestanding within a prescribed open space with the

⁷¹ Ibid., 6-7.

⁷² Ibid., 9.

⁷³ Summit Start Nurseries took over the Blair Brothers Nursery, which is shown in Figure 1.

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focus on family activities isolated from the daily life of the community.⁷⁴ With this prescribed environment and a house full of the latest technological advances such as central heating, modern kitchens and baths with proper ventilation, and sewage removal, the family would flourish. Modernized by science, these homes became laboratories that promoted better health and families and more satisfied homemakers.⁷⁵ Although it would take some time for such additions to become standard in Lee's Summit, the Butterfield Addition did express national trends.

Single-family houses, surrounded by lawns and gardens, composed the addition. Constructed over a relatively short period of time during a home building boom in the 1920s, the residences were consistent in their size, location on the lot, and use of bungaloid forms. While most of the town's pre-World War II additions continued to follow the traditional grid pattern, the Butterfield Addition had



Residential Streetscape, Lee's Summit, circa 1926
Photograph Courtesy of Jackson County Missouri: Its
Opportunities and Resources

one curved street, Lakeside: a "boulevard" that conformed more to the topography of the land than traditional rigid grid lines.⁷⁶ This constituted a transitional form of subdivision.

The Butterfield Addition, filed in 1909, was one of the last additions platted in Lee's Summit for nearly a decade. During the 1920s, developers added only three plats and during the Great Depression and World War II, subdivision activity ceased.⁷⁷ As a result, the character of Lee's Summit's late nineteenth and early twentieth century historic neighborhoods was substantially established by World War I.

⁷⁴ Mary Corbin Sies, "Toward a Performance Theory of the Suburban Ideal, 1877-1917," *Perspectives in Vernacular Architecture*, Vol. IV (Columbia: University of Missouri Press, 1991), 199.

⁷⁵ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge: MIT Press, 1981), 159.

⁷⁶ The original town grid lay with the direction of the railroad – southeast to northwest – not the compass points. Early in the town's history, the streets are "corrected" and only the heart of the downtown and an early housing area east of downtown remained oriented to the railroad.

⁷⁷ Wolfenbarger, 9.

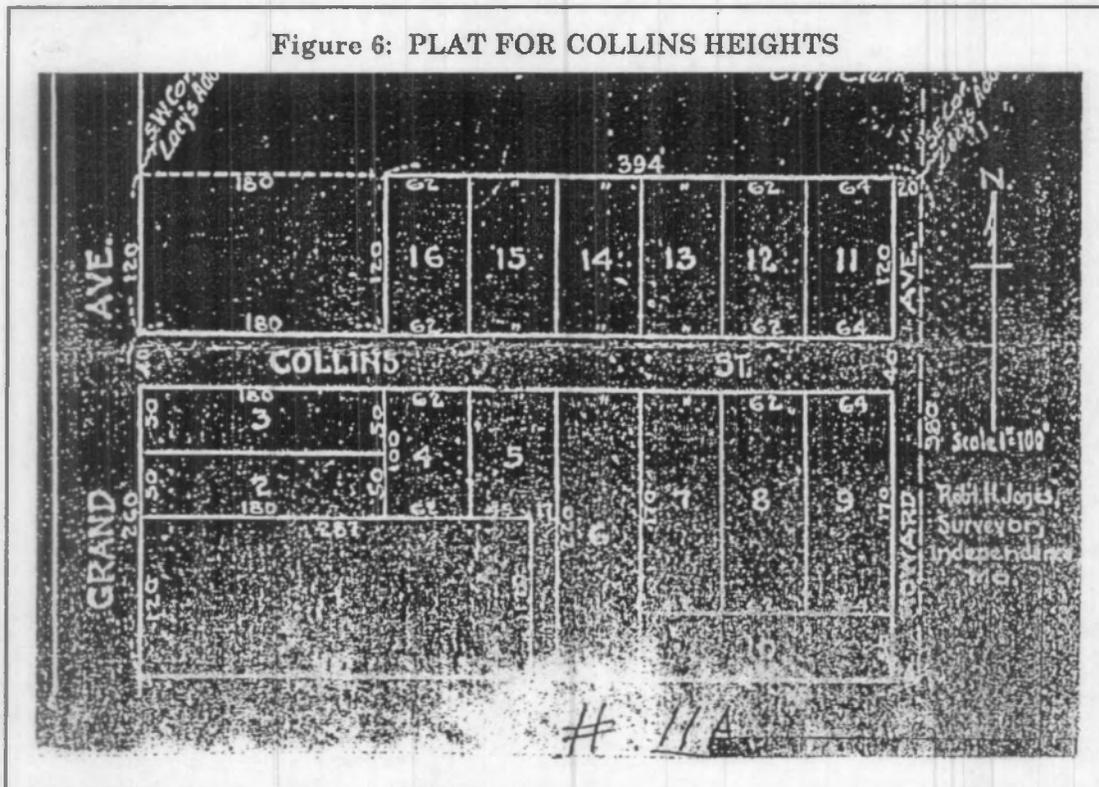
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While the 1909 Butterfield Addition demonstrated emerging landscape design treatments, three other subdivisions platted near the downtown area during the 1920s utilized the traditional grid pattern of streets and lots. William K. Collins and Mr. and Mrs. Ernest and Orienne Cooper filed the plat for Collins Heights in December of 1923 (Figure 6).⁷⁸ The addition was just east of downtown, on the north-south grid, bounded by Grand and Howard Avenues with 4th Street ("Collins St." on the plat) running through the middle of the properties. Collins Heights apportioned sixteen parcels, most of which fronted on 4th Street. Within this rectilinear subdivision, nearly all the parcels are sixty-two feet wide, with the exception of one parcel on the corner of Grand Avenue. These rather narrow lots are very close to the commercial area. While platted in the 1920s, the chain of property ownership shows very little activity in the addition until the mid-1950s and early 1960s. Some changes in the original lot boundaries occurred over time as parcels were divided and combined with other lots to create larger lots.



⁷⁸ Lee's Summit Journal, 21 August 1947.

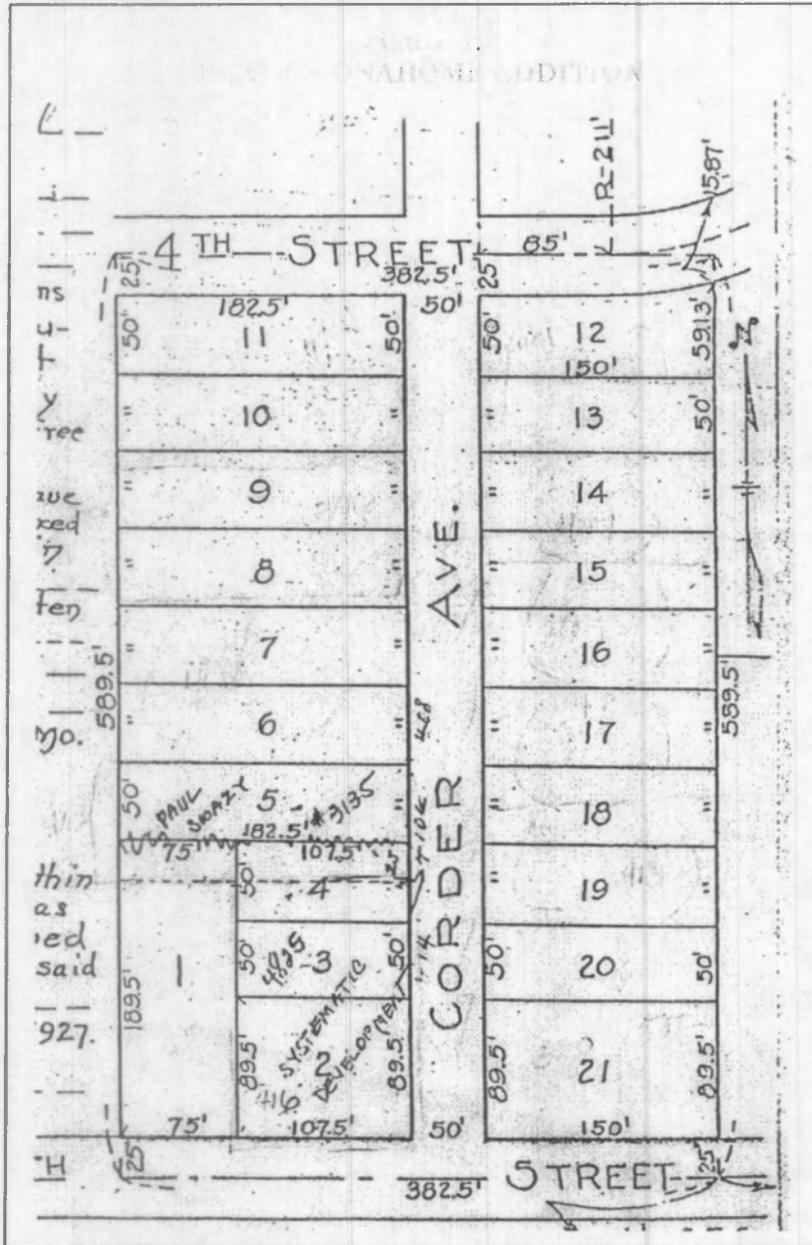
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The second of the 1920s additions was the Onahome Addition (Figure 7) registered in April 1927 by Nathan and Rosa Corder. In 1927, the Corders platted this area in the southwest section of downtown Lee's Summit and advertised the property of twenty lots. The addition remained largely undeveloped until after World War II. Corder Avenue did not open to through traffic until 1953.⁷⁹



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The rectilinear Onahome Addition reflects the small pre-World War I subdivision of the early twentieth century. Bounded by 4th and 5th Streets on the north and south and bisected by Corder Avenue, the twenty-one-lot addition featured lots measuring 50 feet wide and ranging from 150 feet to 182 feet deep. Since the lots were so narrow, many owners bought adjacent lots to create a more spacious setting. While smaller lots were acceptable before World War I, housing preferences for larger lots became entrenched after the war.

⁷⁹ Ibid., 5 February 1953. At a city council meeting, Dr. Philip Saper, the subdivision owner since 1945, requested opening the street to provide access to several lots.

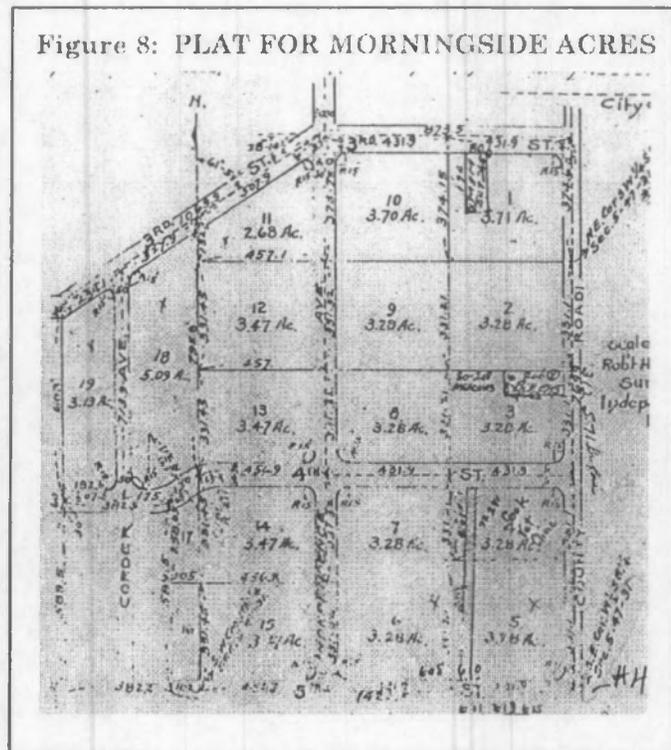
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A third addition platted in the 1920s was Morningside Acres (Figure 8), a large rectangular parcel of land on the east side of Lee's Summit bounded by 3rd Street on the north and 5th Street on the south. The eastern boundary is highway M291 and the western edge abuts part of the Onahome Addition. Platted by Fred R. and Gertrude M. Hoover in May of 1929, this subdivision covers approximately sixty acres. Most of the nineteen lots were over three acres and invited further subdividing. Subsequent subdivisions through the sale of whole or partial lots generally took place after World War II, as did home construction. Until then, this area remained somewhat undeveloped. In the 1950s and early 1960s, five replattings of these large lots changed the more spacious nature of the 1929 plat and created more density.



For the most part, individuals hired builders to construct their homes on recently purchased lots. A few small-time speculators hired contractors to build houses for resale. One such person, active in Lee's Summit in the 1920s and 1930s, was Harrison Metheny. Metheny financed the construction or remodeling of both residential and commercial buildings. He financed the construction of several downtown buildings, including a movie theater, and remodeled a structure for a bowling alley. In the late 1930s, he renovated houses, moved them to new sites, and financed construction of new residences.

The residential development patterns near downtown Lee's Summit in the early twentieth century reflected available financing mechanisms. Around 1900, most people paid for their homes outright instead of financing them. Many borrowed privately from friends or family or purchased houses with financing from the developer. Bank or Savings and Loan

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mortgages were available only for a short-term period and holders had to renew them every three, five, or sometimes ten years. Because of the short-term loan, the mortgage holder was subject to changes in the money market. When lending institutions had no available funds for loans, homeowners were unable to renew their mortgages.

If one secured a mortgage, it was usually for less than 50 percent of the value of the property, so the buyer's initial out-of-pocket cash investment remained substantial. This made it difficult for a speculator to finance the development of a complete subdivision unless he owned the property to begin with. Those developers who purchased and subdivided land often financed the installation of sewer and water lines, streets, and streetlights. They often could not afford to hold the property and finance the construction of the houses. In Lee's Summit, landowners subdivided their land, which was often part of the family farm. They then sold lots to prospective owner-residents who then contacted builders who bought a few parcels and built a few houses at a time.

Sometimes individuals would put a down payment on a lot and after paying off the mortgage over several years, used the lot for collateral for a mortgage to finance the construction of a house. Altogether, available financing and population demand in Lee's Summit in the first half of the twentieth century resulted in subdivisions that were not built out for many years.⁸⁰

The Federal Housing Act (FHA), passed in 1934 during the Great Depression, changed the way in which Americans purchased and financed homes. Designed to stimulate employment in the building industry, the provisions of the FHA made long-term amortized mortgages with low down payments available to both homeowners and builders. It also allowed income tax deductions for mortgage payments. With the Federal Savings and Loan Insurance Corporation (FSLIC) insuring deposits in savings and loans, financial institutions were less reluctant to lend money for mortgages for fear they would jeopardize their depositors' money.⁸¹ This encouraged the development of large-scale projects, such as neighborhood subdivisions. Down payments decreased from more than 30 percent of the project to about 10 percent. At the same time, mortgage interest rates also dropped. The

⁸⁰ Ibid.; and Kenneth T. Jackson, *Crabgrass Frontier* (New York: Oxford University Press, 1985), 196-97.

⁸¹ J. Paul Mitchell, "The Historical Context for Housing Policy," *Federal Housing Policy and Programs, Past and Present* (New Brunswick, NJ: Rutgers - The State University of New Jersey, 1985), 8.

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FHA provided builders who constructed over one hundred houses a year with credit so they could offer loans to prospective buyers.⁸² By the time World War II began, these conditions encouraged more and more Americans to consider buying homes since it was, in many cases, cheaper to buy than rent in a big city.

EARLY SUBURBAN DEVELOPMENT

During the same period, what began as farm-to-market roads eventually led families looking for new homes to Lee's Summit. Like a wheel, a city grows mainly by spinning outward from its commercial core. Crucial to this growth were the roads and streets that enabled people to come and go in and around the city's core. Early in its history, desirable residential patterns around Lee's Summit's downtown area allowed homeowners to walk to work and easy accessibility to commercial and community activities. With the advent of the moderately priced automobile in the post-World War I automobile age, this proximity to downtown was no longer necessary. All-weather roads such as 3rd Street and Douglas Street connected with a network of well maintained county roads, allowing people to travel from their homes on the town's fringes to Lee's Summit's downtown or to work or shop in the surrounding area.

By the late 1920s, locals commuted to jobs outside Lee's Summit. A 1932 newspaper article reported that people driving to work in Kansas City did not live in the densely populated city center.⁸³ The article did not mention the number of commuters, which during the Great Depression was still relatively small. Many people commuted to job sites on the outskirts of Lee's Summit. Day workers using the old Kansas City-Lee's Summit Road or the railroad could reach Unity Farm, founded in 1920 on the Thurston Farm north of Lee's Summit.⁸⁴

As in other counties with metropolitan and rural population centers, suburban development began in Jackson County with the establishment of new and improved transportation routes. The growing popularity of the automobile in the post-world War I period required

⁸² David R. Goldfield and Blaine A. Brownell, *Urban America: A History* (Boston: Houghton Mifflin, 1990), 343.

⁸³ Donald R. Hale, *History of Lee's Summit, Volume One, 1830-1945* (Independence, Missouri: Blue and Grey Bookshop, 1999), 35.

⁸⁴ *Pictorial History of Lee's Summit and Southeastern Jackson County* (Lee's Summit: Lee's Summit Journal, 1999), 34.

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new infrastructure, including "construction and improvement of roads and highways, development of traffic controls, building of bridges and tunnels, and widening and reconstruction of downtown streets."⁸⁵ As public agencies improved and added new roads, "new circulation patterns formed the skeleton around which new land uses and suburbs became organized."⁸⁶ Developers acquired farmland near major transportation corridors and platted it as residential subdivisions. Of varying sizes, these planned neighborhoods physically and visually departed from those found in cities and towns. Taking advantage of natural terrain and departing from the traditional grid system, these landscaped residential enclaves took advantage of the open space and natural features with an "efficient arrangement of residences."⁸⁷

In 1932, Jackson County completed a 220-mile system of paved highways and was in the process of constructing an additional 85 miles of concrete highways as part of a regional bi-state highway plan. The plan featured an inner belt highway circling Kansas City and an outer-belt highway circling the rural parts of the county, with connecting links at strategic points with hundreds of miles of farm-to-market roads.⁸⁸ The county road map from the early 1930s shows improvements on Highway 50, 10E and 10S (Longview Road). Highway 50 was a major transportation corridor not only for Lee's Summit residents traveling north, but also for Kansas City residents heading southeast.

The convenient access by way of paved roads to rural areas of the county initially encouraged wealthy Kansas City residents to establish summer homes and weekend cottages near residential lakes in the Lee's Summit area. The privately developed community of Lake Lotawana, platted in 1928 by Lee's Summit livestock breeder Milton Thompson, was one of several such lakes in the area. Thompson was previously a partner in the development of a similar residential enclave near Blue Springs, Missouri called Lake Tapawingo. Lots at Lake Tapawingo sold quickly to upper- and upper-middle-class residents of Kansas City who, in the days before air conditioning, wanted to have their own

⁸⁵ David L. Ames and Linda Flint McClelland, *National Register Bulletin, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* [bulletin online](Washington, D.C.: U.S. Department of the Interior, National Park Service National Register History and Education, 2002); available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text1.htm>; Internet; accessed 2 November 2004.

⁸⁶ Ibid.

⁸⁷ Ibid.

⁸⁸ *Results of County Planning Jackson County Missouri*, 9.

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country homes near the water and within an hour's drive of the city. In addition to these two lakes, Lake Tarsney was also a private hunting and fishing lake for some of the wealthy residents of Lee's Summit. Eventually, many of the houses serving as weekend retreats at residential lakes became year-round family residences.⁸⁹

The early summer homes and lake residences were a prelude to Lee's Summit's popularity as a suburb of Kansas City in the late 1950s. While such outlying developments had little direct affect on development and land use patterns in Lee's Summit in the 1920s and 1930s, they signaled the beginning of a shift from the community's traditional role as an agricultural market center to a more diverse economy.

Prior to World War II, new housing began appearing around Lee's Summit's city limits. In addition to the residences erected by homebuilder on vacant lots in existing neighborhoods, developers platted additions and subdivisions as new neighborhoods. Individual lot owners still contracted for the construction of their homes. Sometimes the builders erected several speculative homes. Harrison Metheny, who platted Metheny's Addition, a subdivision of the larger Morningside Acres, was a typical small developer and his approach to doing business in the housing market prior to World War II reflected national trends.⁹⁰ He sold most of his lots to prospective owner-residents who contracted a builder, or he sold to speculators like himself who might buy lots and build one or two houses at a time. These self-contained additions constituted the first suburbs of Lee's Summit. Located well outside the historic downtown commercial district and surrounding neighborhoods, with access to the town's main transportation corridors, they were subdivided and developed primarily for residential use according to a plan that created a concentration and continuity of dwellings on small parcels of land separated by roads and streets.⁹¹

When World War II began, the community's interests shifted to the war effort. In addition to serving on ration boards and helping the Red Cross, residents went to work in Kansas City at the Pratt-Whitney engine plant at 95th Street and Troost Avenue; at the Chevrolet

⁸⁹ Francis Genevieve Stalling, *Lake Lotawana, The "Promised Land"* (Blue Springs, Missouri: Blue Springs Examiner, 1986), 1; Frank Graves, interview by Cathy Ambler, 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.

⁹⁰ Harrison Metheny also ran a car agency in town. Hale, 177, 181, 203, 242, 290, 310, 330, 431.

⁹¹ Ames and McClelland, available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text1.htm>; Internet; accessed 2 November 2004.

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plant, which converted to wartime production of shells in the Leeds District near 39th Street; and at the Lake City ammunition depot, east of Independence, near Buckner. Some Lee's Summit residents also worked in airplane plants in Fairfax, Kansas just northwest of Kansas City, Missouri.⁹²

Private housing construction halted as the government diverted building materials into the war effort. By the end of the war, there was substantial demand for housing. Moreover, with limited consumer goods during the war, many individuals saved funds, creating a considerable supply of money for housing after the war. These conditions, along with the return of over ten million young war veterans anxious to reclaim a normal life, created a tremendous demand for single-family housing.

SUBURBANIZATION AND CITY GROWTH: 1945-1965

During the immediate post-war period, the FHA encouraged large-scale planning for new residential neighborhoods and promoted wider use of mass-produced building materials and construction techniques. The FHA loans established minimum construction standards that became accepted in the building industry's planning standards, which they published in "how-to" bulletins. Publications such as "Planning Profitable Neighborhoods" illustrated for developers and builders the benefits of following the FHA's newly established ideals in platting residential areas.⁹³ As a reward to returning servicemen and an economic stimulus to what was feared would be a declining post-war economy, Congress easily passed the Veterans Administration home loan program in 1944. While the Servicemen's Readjustment Act was similar to the FHA mortgage guarantee, which was financed by an insurance premium, the Veterans Administration loan program was different in that it was an actual government subsidy because veterans did not have to make a down payment.⁹⁴

In January 1946, the Lee's Summit Chamber of Commerce discussed the housing shortage and proposed the formation of a development company to build houses for returning

⁹² Donald Hale, interview by Cathy Ambler, 20 September 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.

⁹³ "Planning Profitable Neighborhoods" (Washington, D.C.: Federal Housing Administration, Technical Bulletin, No. 7, 1938).

⁹⁴ Jackson, 204, 233.

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servicemen. The group proposed raising money by selling stock in \$500 units.⁹⁵ In March of the same year, O. A. Palmer and associates bought the Kenton homestead farm adjoining 3rd Street. Their stated intent was to create a subdivision of modern five-room houses for "GI boys."⁹⁶ Mr. Palmer, like Harrison Metheny, had been a small-scale speculator in the housing market before the war.

The 1949 Housing Act guaranteed developers and bankers a higher profit on large housing developments targeted to the middle class. The FHA guidelines encouraged large-scale housing projects developed by a single entity that purchased the land, designed the subdivision, and constructed the houses. The FHA was quite successful at changing how entrepreneurs developed new subdivisions and how they looked. At the same time, the agency encouraged restrictive covenants designed to maintain homogenous populations within new subdivisions. These covenants became a norm even though the United States Supreme Court determined in 1948 that restrictions based on race were unenforceable. Discrimination in housing effectively continued until after passage of the Civil Rights Act of 1968, which forbade discrimination in the sale or rental of practically all United States housing.⁹⁷

The success of the FHA and other post-war government housing and urban renewal programs drove people out of the cities into the suburban fringes. With FHA loans unavailable in some of Kansas City's older and more crowded areas, residents had little choice but to buy homes in suburban areas. Lee's Summit became increasingly attractive to outsiders willing to commute to their jobs. The FHA sought quality in residential areas and Lee's Summit met its criteria of relative economic stability; protection from adverse influences (hazards, smoke, floods, etc.); adequate civic, social, and commercial centers; sufficient transportation; satisfactory utilities and conveniences; and general appeal. The FHA used the same criteria to judge the quality of residential neighborhoods in the urban core and many areas fell short of the agency's goals. Aided by the 1949 Housing Act, which initiated Urban Renewal, white flight continued to the suburbs.⁹⁸ With such conditions in

⁹⁵ Local historians do not remember if the company ever actually formed

⁹⁶ "History of Lee's Summit, Missouri" (January 1946), 44, 46; Donald R. Hale, *History of Lee's Summit, Volume Two, 1945-1965* (Independence, Missouri: Blue and Grey Bookshop, 2000), 5.

⁹⁷ Joseph B. Mason, *History of Housing in the U.S., 1930-1980* (Houston: Gulf Publishing Co., 1982), 135.

⁹⁸ Jackson, 204-28; and Goldfield and Brownell, 330-31. The practice of refusing to grant loans in areas that lacked the qualifications the FHA wanted is called "red-lining."

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the housing market, the construction and sale of single-family detached houses outside Kansas City became big business.

The new technologies and skills builders learned during the war enabled them to build faster and more cost effectively. They learned to use prefabricated products, heavier and more efficient power tools, prepackaged windows and doors, and factory-built cabinets. They recognized the value of building products, such as asphalt shingles, so that when the war was over they were ready to build more standardized houses with mass-produced and prefabricated components.⁹⁹

Among the first to take advantage of new war-developed technologies was the family of war veteran Frank Glasscock. According to the *Lee's Summit Journal*, the Glasscocks purchased a lot in Mr. Palmer's addition and were the first in Lee's Summit to build a prefabricated house. Construction of the five-room efficiency house began on August 6, 1946. The Glasscocks purchased their home from the local lumber company run by W. R. McKee. It fell within the GI priority program created by President Harry S. Truman's Veterans' Emergency Housing Program. The program ultimately was not successful, but it did serve a purpose prior to the lifting of restrictions on building materials.¹⁰⁰

The 1951-1953 Korean Conflict once again affected the availability of housing materials.¹⁰¹ Nearly 80 percent of Lee's Summit's growth in the 1950s came after 1953. Lee's Summit's population steadily increased as commute times decreased and as its small-town atmosphere and proximity to Kansas City made it an increasingly appealing place to live. As many Kansas City residents sought new homes, they looked for clean air, green lawns, open space, better schools, and the amenities they found in Lee's Summit's suburban neighborhoods.¹⁰²

1948 ¹⁰³	1950	1954	1957	1960	1970	1980	1990
2,400	2,554	3,529	5,100	8,267	16,230	28,742	46,486

⁹⁹ Mason, 46-47.

¹⁰⁰ *Lee's Summit Journal*, 8 August 1946; Mason, 45-46; and Frank Graves, interview by Cathy Ambler, 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.

¹⁰¹ Mason, 61-62.

¹⁰² *Ibid.*, 63.

¹⁰³ *Lee's Summit Centennial, 1865-1965*, 6; and Community Studies, Inc., 20.

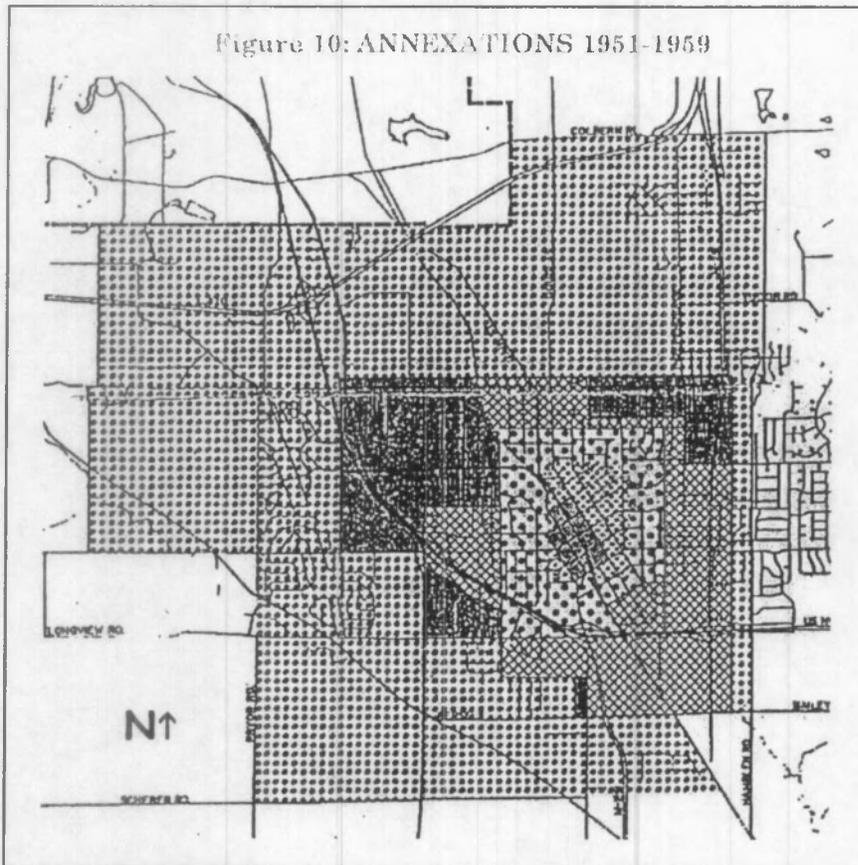
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In the previous ninety years, the city extended its city limits only twice — in 1877 and 1905. In the 1950s alone, annexations extended the city limit three times. During the 1950s, the city's population grew by almost 50 percent. Assessed valuation of property



leaped from \$1.2 million in 1940 to \$20.6 million in 1963.¹⁰⁴ Figure 10 shows the impact of three annexations in 1951, 1956, and 1959 that added land that was either developed, in the process of being developed, or planned for development. The 1951 annexation included land for a new high school, a proposed new highway bypass, and an area for an industrial site.¹⁰⁵ The 1956 annexation extended the city limits to include land south of Highway 50 near the

Highway 71 Bypass and the city extended sewer and water facilities to the new Communications Accessories Corporation manufacturing plant.¹⁰⁶

The annexation added land directly north and along Highway 50 on the west side of Lee's Summit. In 1959, spurred by the anticipated construction of the Western Electric plant, the city annexed additional acreage.¹⁰⁷

¹⁰⁴ Schirmer and McKinzie, 267.

¹⁰⁵ *Lee's Summit Journal*, 20 September 1951.

¹⁰⁶ *Ibid.*, 4 October 1956; and Community Studies, Inc., 2.

¹⁰⁷ The buildings are now the Summit Technology Campus.

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Residents of Lee's Summit began to notice the community's growth in 1954. When the community increased by nearly one thousand residents in about four years and a new proposal surfaced to build fifteen hundred homes, all of which required connections to the city water and sewer facilities,¹⁰⁸ the school board, Chamber of Commerce, Lions Club, and Parent-Teacher Association met to discuss the effects of this growth on the city and outlying areas. There was reason for concern. Water was in short supply during the summer. Even with moderate upgrades to the waterline in 1947 and the completion of a new sewer disposal plant in 1954, the demand for new services appeared to be stretching the limits of what the city could provide.

Population statistics reflect the degree of change in Lee's Summit. Between 1940 and 1950, the population increased only about 13 percent. Between 1950 and 1960, the population increased about 223 percent.¹⁰⁹ This was a period of prosperity in Lee's Summit and in the United States. Full employment, rising incomes, and population growth all helped to spark consumer spending and boom conditions in housing. In Lee's Summit as in the rest of the nation, the American view of the good life became woven into the entire concept of suburban development and city leaders encouraged the expansion of boundaries outward.

In 1958, Lee's Summit was a strikingly different community than before the war. In the late 1950s, area residents identified the community with the internationally known Unity School of Christianity, several area residential and recreational lakes, and the James A. Reed Conservation area. The proximity of major highways allowed nearly 60 percent of the city's population to work outside of Lee's Summit.¹¹⁰ By 1959, the city had thirteen new streets (with many more planned) and seven new subdivisions (with seven more in the late planning stages or under construction).¹¹¹

New development weakened the city's traditional ties to agriculture. The economic base of the community that once processed hogs at local businesses such as Rice Sausage Company or Oldham's Farm Sausage and that once shipped produce and livestock over the rails into

¹⁰⁸ Hale, *History of Lee's Summit, Volume Two*, 154. The date of the meeting was September 27, 1954.

¹⁰⁹ *2001 Comprehensive Plan*, 5

¹¹⁰ Mason, 3-5, 16.

¹¹¹ *Lee's Summit Journal*, 11 June 1959. Listed were Village Fair, Francis Addition, White House Addition, Metheny Addition, and a triangle near Wilson, Grand, Eastridge, and Lakeview; already planned were Gray Addition, Redwing Addition, Peterson Addition, and South Lea Development.

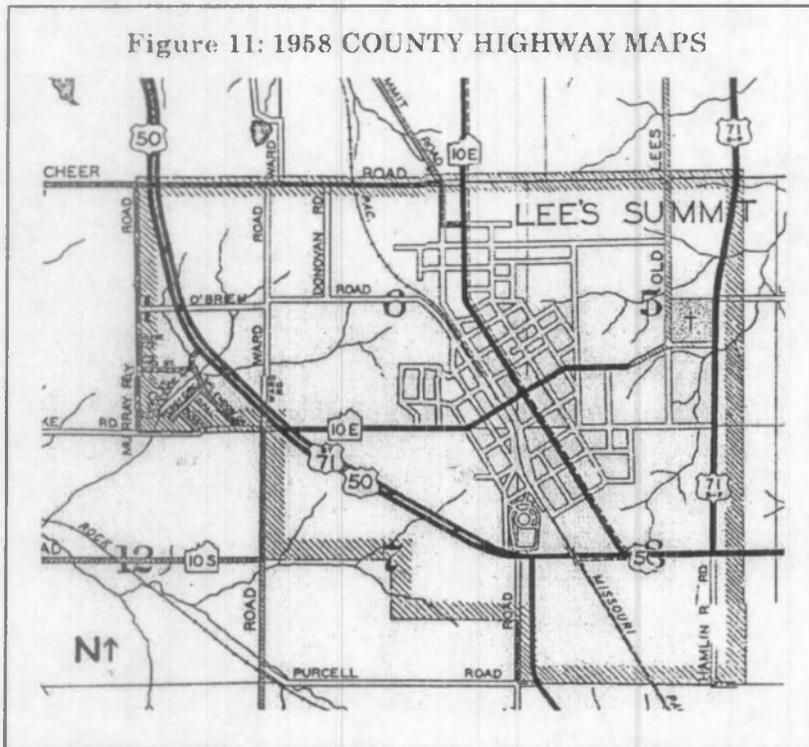
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other markets now relied on income from jobs outside the community. Of those who lived and worked in Lee's Summit in 1958, about one-third worked in manufacturing; 20 percent worked in retail or wholesale businesses; and about 15 percent worked in governmental



positions. By 1958, less than 2 percent of local residents engaged in agriculture. A symbol of the shift was the demolition of the local stockyards near the railroad in 1959.¹¹²

By 1958, US Highway 50 was a four-lane road and 10E (Douglas Street), 3rd Street, and US Highway 71 bypass carried the majority of Lee's Summit's daily traffic. Figure 11 shows the road system, which encircled Lee's Summit creating more egress and access points.

Other transportation systems included a commuter bus service to Kansas City (Greyhound and Continental) and the passenger railroad, which had five trains stopping daily in Lee's Summit.¹¹³ Nationally, the interstate highway system reached outlying areas in the late 1950s and early 1960s. Access to roads such as Interstate 70, which was some distance north of town, provided residents with quick access to the metropolitan areas and the region.

The influx of new residents in Lee's Summit during the 1950s changed the community demographics. Fewer residents worked in Lee's Summit. The citizens of the community had higher median incomes, fewer working wives, and fewer retirees than before the war.

¹¹² Community Studies, Inc., 13, 15.

¹¹³ Ibid., 54.

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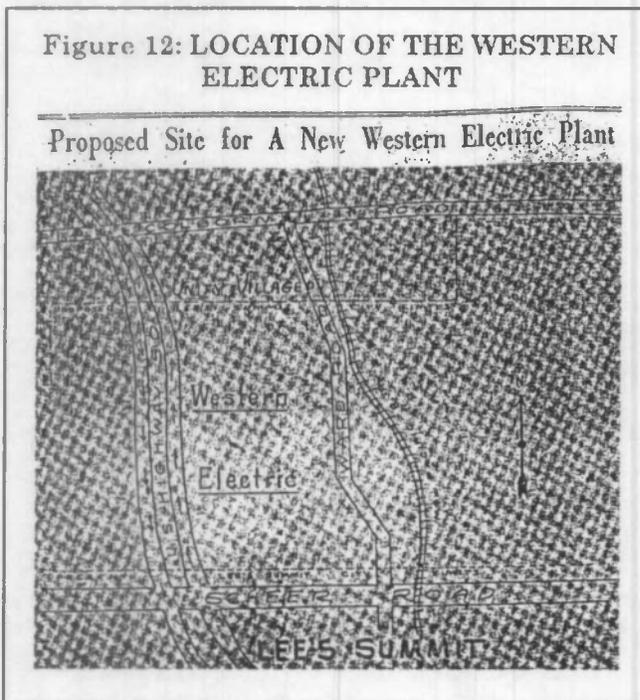
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They tended to purchase certain goods outside of Lee's Summit, had larger families, and were somewhat younger than the residents of the city prior to 1950. Most of the city's population lived in new subdivisions and had no allegiance to the older community.¹¹⁴

The arrival of Western Electric in Lee's Summit was a major turning point in the town's history. The company manufactured telephone equipment for the Bell System and, in 1957,



announced plans to erect a plant, hire three thousand workers, and be in operation by late 1960 or early 1961.¹¹⁵

The company chose a location near Lee's Summit, along Route 50 and Scheer Road (present-day Chipman Road). The location was contingent upon the city's annexation of the property and rezoning to permit light manufacturing.¹¹⁶

Western Electric also asked the city to provide adequate sewage removal and water service and to provide training space while the plant was under construction. The city began to address the company's needs by arranging new contracts for water with the Missouri

Water Company and by hiring a contractor to evaluate their current capabilities for both water and sewer services. Lee's Summit had its share of water problems in the past since it did not have its own water supply. Kansas City was the sole supplier of water for the Lee's Summit area and daily capacity was limited. Western Electric's needs were for most of the city's daily quota. As a result, Lee's Summit negotiated a contract with the Missouri Water Company that included building new supply lines to assure both Western Electric's and the city's needs were met.

¹¹⁴ Ibid., 27, 31.

¹¹⁵ Hence the annexation of 1959. *Lee's Summit Journal*, 20 August 1957 and 27 August 1957.

¹¹⁶ Ibid., 6 November 1958.

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Although the company purchased the property, the city council grew concerned during 1958 when Western Electric announced a temporary deferment in its plans to build a plant.¹¹⁷ In 1959, company officials again announced that they would go ahead, but the facility would be smaller than first planned.¹¹⁸ Early in 1960, the Lee's Summit's City Council sent a letter of intent to provide the utilities needed by Western Electric. That year, Western Electric began construction on the larger plant as originally planned.¹¹⁹ The same year, voters approved bonds to add to and improve water and sewer services. By 1961, the company had approximately seven hundred employees; a year later, the number grew to approximately three thousand employees.¹²⁰ Eventually, four thousand employees generated an annual payroll of \$25 million.¹²¹

In 1958, the local newspaper analyzed the effect of the planned Western Electric Plant upon Lee's Summit. It claimed that after the August 1957 announcement, developers and investors proposed 158 major buildings and developers erected 150 new homes. In addition, new churches, a bank, five service stations, and a plant for Communication Accessories also reflected a response to the announcement.¹²²

As plans for Western Electric progressed, the city continued to review an increasing number of new residential plats. Many were by Kansas City developers and were considerably larger than those platted before the war. During the early post-World War II years, the trend of outsiders buying Lee's Summit area properties became obvious as farm properties bordering the city sold and resold. For example, in 1946, Mr. and Mrs. Luke O'Brien sold their farm west of town to Howard A. Yost, a furniture dealer from Kansas City.¹²³ In 1948, Ralph Smith of Kansas City sold his farms on Highway 50 east of Lee's Summit to Dudley M. Kratz of Kansas City and Delmar Davis of Preyon, Texas.¹²⁴ In 1950, Mr. and Mrs. O. A. Palmer sold a 36-acre farm, which was once the George Lawrence dairy farm, to a building contractor in Kansas City.¹²⁵ In 1957, the Logan Moore Lumber

¹¹⁷ Ibid., 27 February 1958

¹¹⁸ Ibid., 20 August 1959.

¹¹⁹ Ibid., 21 April 1960.

¹²⁰ Ibid., 17 August 1961 and 15 February 1962.

¹²¹ Schirmer and McKinzie, 268.

¹²² Hale, *History of Lee's Summit, Volume Two*, 226.

¹²³ *Lee's Summit Journal*, 3 October 1946

¹²⁴ Ibid., 2 December 1948.

¹²⁵ Hale, *History of Lee's Summit, Volume Two*, 82.

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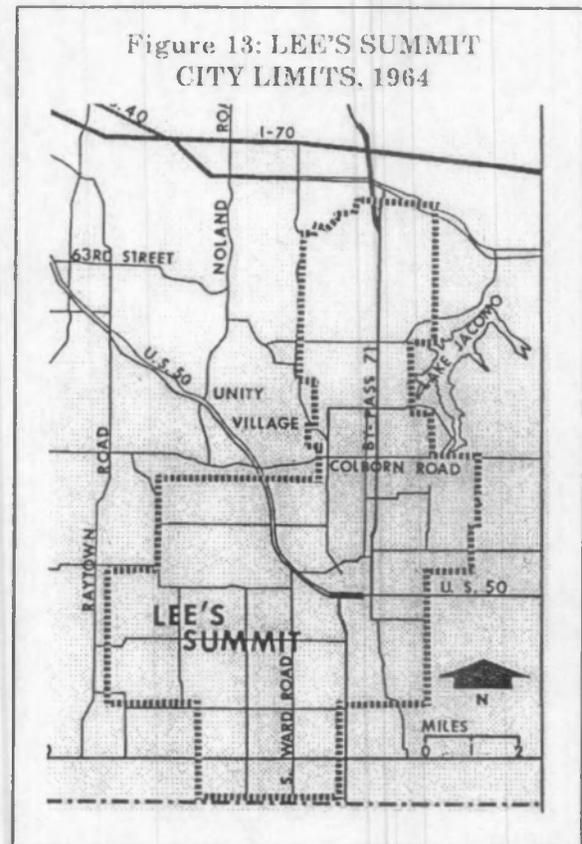
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Company, also a Kansas City firm, purchased the Highway Lane Farm. In the 1960s, large developers such as J. C. Nichols purchased farms further outside Lee's Summit and planned developments on large tracts on its 2,400 acres.¹²⁶

Western Electric assured growth north of Lee's Summit and residential and commercial development beyond the city boundaries. In December 1964, city residents voted to increase the land area of the town from fourteen square miles to more than sixty-seven square miles. Figure 13 shows the boundaries, which remain nearly the same today. Lee's Summit natives remember the annexation as a means of keeping Kansas City from completely "swallowing up" or surrounding the town.¹²⁷ The outward suburbanization of both cities, however, assured that the boundaries of the metropolitan area communities would eventually meet.



By 1965, Lee's Summit had transitioned from a moderately independent, small agricultural community into a significant sub-unit of the Kansas City metropolitan area and depended on a large regional area for its economic base. The city's future employment and growth would continue to rely on the continued growth of the Kansas City region.¹²⁸ At this time, the average income of Lee's Summit residents was somewhat higher than the national average. Lee's Summit residents also were somewhat younger with young families.

¹²⁶ *Lee's Summit Journal*, 14 February 1957 and 18 February 1957. Hale, *History of Lee's Summit, Volume Two*, 318.

¹²⁷ *A History of Lee's Summit, MO*, 59.

¹²⁸ *Ibid.*

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Consequently, the city faced the challenge of providing services that would meet the increase in demand for schools, recreation areas, and services of all types.¹²⁹

Post-World War II Subdivision Development

The post-World War II subdivisions that were part of the suburbanization of Lee's Summit reflected one of the largest building booms in American history and represented a new and distinctive stage in the succession of suburban neighborhood types. By the early 1970s and on into the twentieth century, these suburban neighborhood subdivisions created an almost seamless suburban landscape within the extensive territory they occupied.¹³⁰

The first suburban subdivision established after World War II was the Bayles Addition, platted in 1948. Its boundaries are 3rd Street to the north, 4th Street and a small portion of 5th Street to the south, Jefferson Street to the east, and Walnut Street to the west. This property was once one of the well-known farms in Lee's Summit, with its stately antebellum home facing onto 3rd Street. Originally known as the Hargis place, James A. Bayles purchased the property in 1869. The Bayles family originally owned the 120-acre Western Missouri Nursery from which the Bayles Addition Development, Inc. purchased 66 acres.¹³¹ Shareholders in the development company were a group of local men: George Walberg, owner of a feed store and a grocery store; C. R. Acuff, owner of Acuff Chevrolet and a director of the Bank of Lee's Summit; George E. Rhodes, insurance agent; W. C. Nichols, real estate developer and farmer; and W. F. Stafford, a Lone Jack, Missouri resident. The subdivision had lots measuring approximately 70 feet by 150 feet.¹³²

To prepare the property for homes, the development company sold the nursery outbuildings, which included chicken coops and hog houses, a horse barn, and a cooper's building.¹³³ Although the developer's original plan was to keep the Hargis home within the

¹²⁹ *Lee's Summit, Missouri Comprehensive Plan*, 28.

¹³⁰ Ames and McClelland, available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text1.htm>; Internet; accessed 2 November 2004.

¹³¹ *Lee's Summit Journal*, 3 March 1949.

¹³² *Ibid.*, 6 November 1947.

¹³³ *Ibid.*, 27 November 1947.

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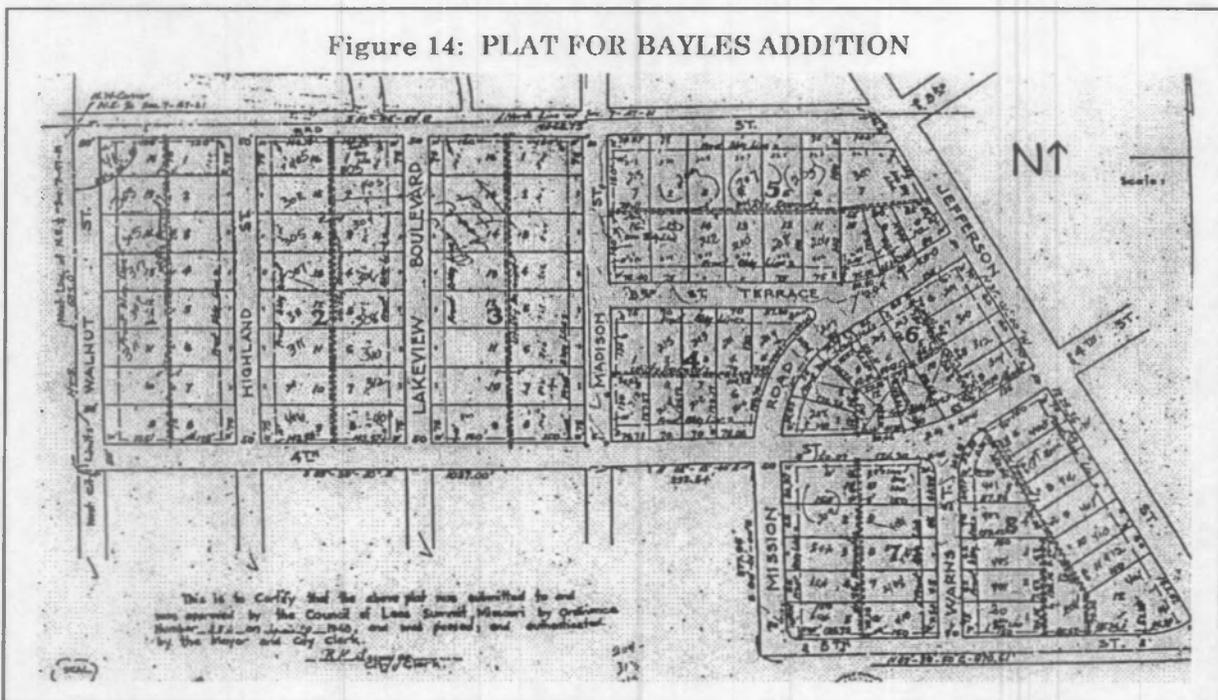
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addition, the developer demolished it to create more home sites. In 1949, there were six new homes either completed or under construction.¹³⁴

William Merle Siler, a builder working in Bayles Addition, had a reputation as a quality local builder.¹³⁵ Siler also owned several lots in the addition. Melvin Ziegler, another builder working in the Bayles Addition, also owned land and built houses there from about 1951-1952.



Like many of the smaller pre-World War II subdivisions, Bayles Addition was a combination of the traditional grid pattern and curving streets. Mission Road sweeps through the addition to connect with the original angled town plat. Both Mission Road and part of 4th Street vary from a standard street grid, much like Lakeview Boulevard did in the Butterfield Addition. While the creation of Lakeview Boulevard in 1909 reflected evolving landscape design ideals that incorporated topographical features, after the FHA issued its standards for subdivision development in 1936, those seeking the agency's funding routinely incorporated such variations from the grid system.

¹³⁴ Ibid., 3 March 1949.

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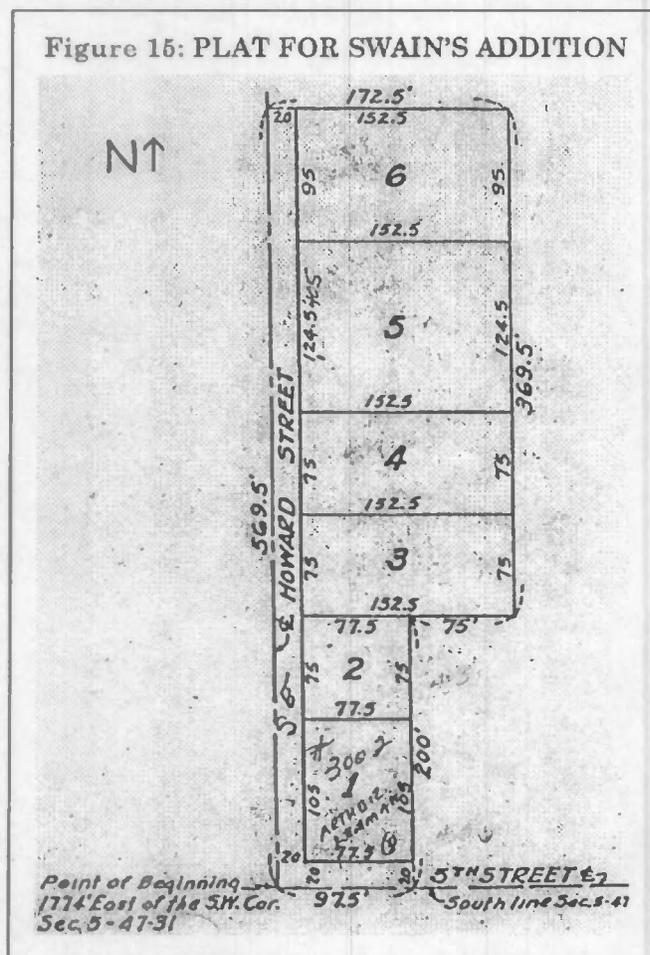
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The FHA guidelines included the careful adaptation of subdivision layout to topography and natural features (hence the use of curving streets); the adjustment of the street plan and street widths and grades to best meet anticipated traffic needs; the elimination of sharp corners and dangerous intersections; the establishment of long blocks that eliminated unnecessary streets; required carefully studied lot plans with generous and well-shaped house sites, parks, and playgrounds; mandated the establishment of community organizations of property owners; and incorporated features that added to the privacy and attractiveness of the subdivision. Bayles Addition met most of these criteria. In particular,

Figure 15: PLAT FOR SWAIN'S ADDITION



its two curving streets were new to Lee's Summit's traditional grid pattern and its design signals the types of changes Lee's Summit would see in post-World War II subdivisions, especially in size and spatial arrangement.

While the Bayles Addition represents a move toward design ideals of the FHA, some local property owners continued to plat new housing subdivisions as they had before the war. Two examples are Swain's Addition (Figure 15) and the Willey Addition. Mr. and Mrs. George A. Swain platted six lots in a small addition located between the Collins Heights Addition (1923) and the Onahome Addition (1929) and bordered by 4th Street to the north, 5th Street to south, and Howard Street to the west. Of the six lots in Swain's Addition, Lot 1 faced 5th Street and Lots 2 through 6 faced Howard Street.

¹³⁵ Frank Graves, interview by Cathy Ambler, 7 December 2001, transcript, Historic Preservation Services, LLC, Kansas City, Missouri.

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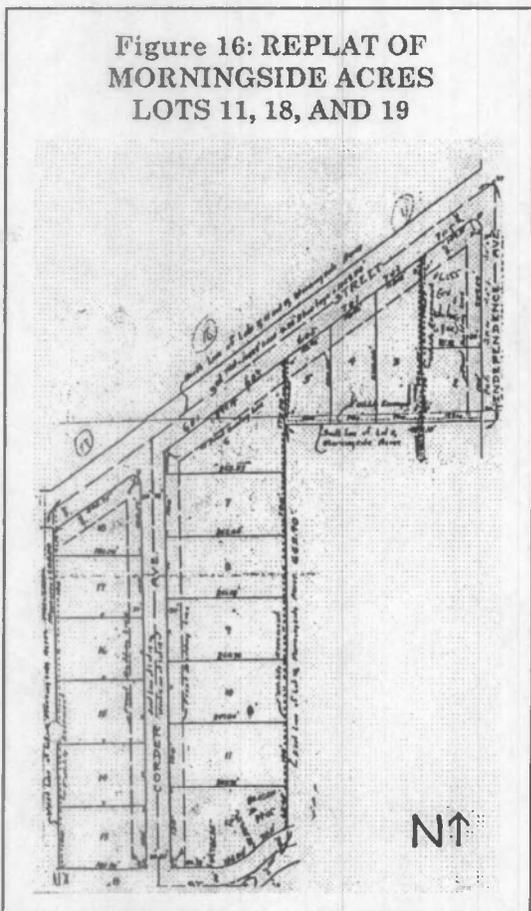
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Marion C. and Leona Willey divided three lots from property they purchased in 1943.¹³⁶ The Willey Addition consisted of one large lot and two small lots facing Jefferson Street. These lots were south of town on an already important local road that was then known as Harrisonville-Lee's Summit Road and is now Jefferson Street. These rectilinear subdivisions were fairly close to downtown in older areas of the community and reflect the city's traditional grid patterns.

As demand for housing increased in the 1950s, owners replatted many early subdivisions that remained vacant. Morningside Acres, which was first platted in 1929, had very large



lots of about three acres. Those who bought the large lots, replatted them into several new subdivisions. In 1953, Ernest L. and Kathleen Shepard purchased Lots 11, 18, and 19 and replatted them into eighteen smaller lots (Figure 16).

Bartlett's Addition was a 1955 replat of Morningside Acres Lot 14 into ten residential lots. It is bounded by 4th Street to the north, 4th Street Terrace to the south, and Independence Avenue to the east. This subdivision also has a rectilinear layout. Metheny's Addition was a 1955 replat of Morningside Acres Lots 8 and 9 into twenty residential lots. Metheny, a real estate speculator during the 1930s, purchased the large lots in 1953 and in February 1956 sold his subdivision to F. E. Bartlett, who then sold all the new lots by 1960. Metheny's Addition is located between 3rd Street Terrace to the north and 4th Street to the south; it is east of Morningside Acres, south of Scott's Addition, and north of Gamble's Addition.

Independence Avenue borders Metheny's Addition to the west. This is a rectilinear subdivision.

¹³⁶ Hale, *History of Lee's Summit, Volume Two*, 377.

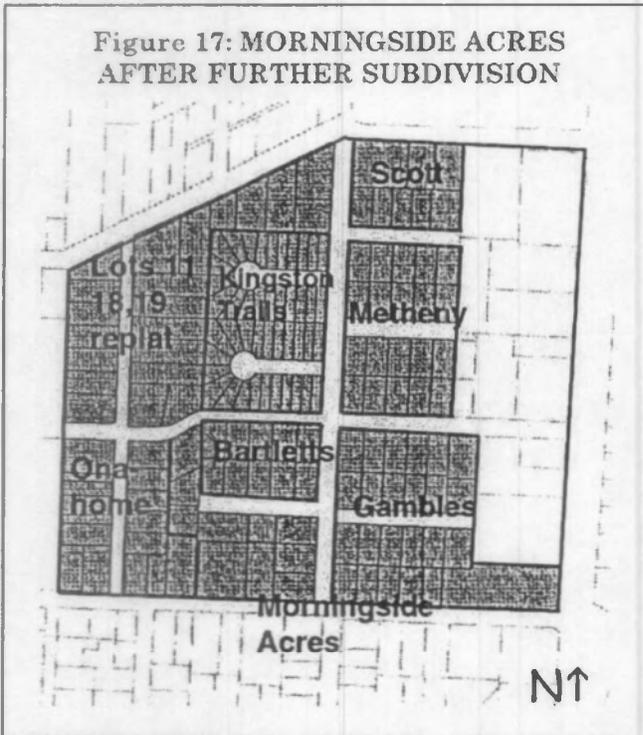
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Gamble's Addition was a 1958 replat of most of Morningside Acres Lots 6 and 7. In 1958, Roy S. and Avanelle Gamble of Independence filed a plat dividing the two lots into twenty new lots. In September of 1958, Gamble asked the city council for approval to build duplexes on several sites. At the time, Mr. and Mrs. George Hirt were already in the process of building duplexes on several of their lots in Gamble's Addition.¹³⁷ The addition is



at the southeastern corner of Morningside Acres between 4th Street and 5th Street and Independence Avenue to the west. This subdivision also has a rectilinear layout.

Scott's Addition was a 1961 replat of most of Lot 10 in the original Morningside Acres Addition. The replatted lots extend along 3rd Street at the northwestern corner of Morningside Acres bounded by Independence Avenue, 3rd Street Terrace, and M291. This subdivision has a rectilinear layout.

Eventually, two other original Morningside Acres lots were subdivided. In 1984, Lot 13 became the Kingston

Trails Addition. With so much of the city's fringe area available for residential development, these lots remained less attractive for a small number of single-family homes. In 1984, the city issued a significant number of building permits for duplexes. This addition is quite different from the others within Morningside Acres. The lots face cul-de-sacs and are very small compared to those in the subdivisions surrounding Kingston Trails. This high-density addition, filled entirely with duplex houses set on small, closely spaced lots is the antithesis of the typical low-density development of single-family houses surrounded by open expanses found in Lee's Summit.

¹³⁷ Lee's Summit Journal, 4 September 1958.

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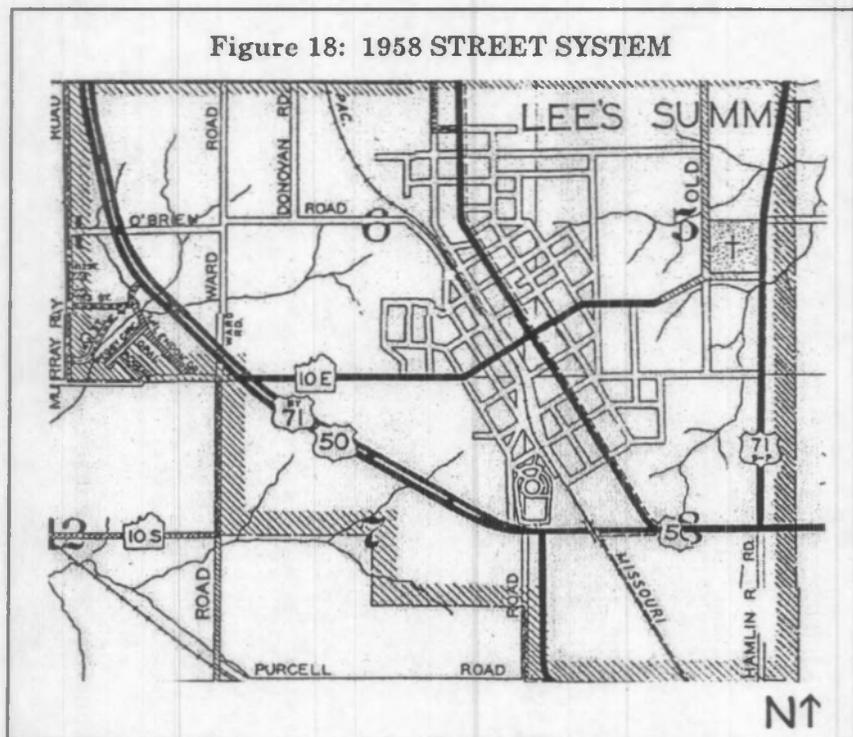
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Lee's Summit suburban history reflects national patterns both before and after World War II. The pre-war additions of Collins Heights and Onahome represent a traditional grid approach to building new residential areas. These subdivisions were small in the number of lots and small in their overall size. The property owners who platted them were local residents. The Morningside Acres Addition incorporated a larger area, but it remained undeveloped until well after World War II. All of these additions were somewhat close to downtown and provided easy access to the commercial district. The post-World War II subdivision plats demonstrate a transition between the older grid pattern and the early suburban designs. As a group, these newer suburbs generally involved a larger number of developers and builders.

These post-war subdivisions also exhibit five characteristics typical of American suburban development between 1946 and the mid-1970s: peripheral locations; low density; similar designs and styles in housing; economic and racial homogeneity, and available and affordable housing. Most post-war subdivisions filled open land at the edges of built-up sections. In Lee's Summit, the 1950s development surrounded the town's core and ran in a northerly and southerly direction.



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By 1968, as residential development spread to the east and west, filling most of the town's once vacant area between Highway 71 Bypass, Highway 50, and Chipman Road, development began to spill outside the ring of roads surrounding the community.

Post-World War II suburbs had low density with detached houses of similar in design and size, connoting middle-class values and economic status. These subdivisions departed visually from Lee's Summit's traditional residential patterns that reflected construction on a lot-by-lot basis, revealing a variety of styles and economic levels within an addition. Now a continuum of construction over a relatively short period of time contained new houses that reflected a designed uniformity.

Government guidelines for federal financing agencies encouraged this homogeneity. The most significant factor that helped spawn post-World War II suburban development in the United States and in communities such as Lee's Summit was the intervention, beginning in the Great Depression, of the federal government through the Federal Housing Act (FHA). The FHA changed how people purchased and built houses, setting standards for their design and construction. The government also funded highway construction, which increased the ability of middle and working classes to live increasingly farther away from the urban core and commute to jobs in other commercial areas. The improvement of local roads by county and municipal governments also encouraged the outward spiral of suburb formation.

Single-family home ownership remained a strong cultural value and a matter of public policy. Along with the FHA and the 1949 Housing Act, the middle class found it easier to own homes than it ever had in American history. Where once the planners of many small



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additions in Lee's Summit sold their own land or amassed vacant ground to plat and sell to individuals; after World War II, packaged subdivisions formed on the fringes of growing towns, carving large swaths from agricultural land as close to transportation networks as possible.

Although the growth of suburbs has been generally associated with large cities as a reaction to urban pollution, stress, and industrialization, it is more reflective of a complex set of happenings. Among other things, the growth of the suburbs reflects the longstanding preference to own a freestanding, single-family home; the rise of a middle class with funds and lending mechanisms to purchase homes; and the implementation of government guidelines for the design, construction, and siting of homes that received tax credits and federally underwritten loans.



*Suburban Land Use Patterns in Lee's Summit, Missouri
U.S. Geological Survey Photograph Courtesy of the City of Lee's Summit, Missouri*

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Based on a preliminary survey of post-World War II subdivisions up to 1960, known building practices after that date, and visual evidence it appears that the suburban landscape that evolved in Lee's Summit after World War II shared the following common historical, legal, and physical characteristics with suburban development throughout the nation:

- a relatively short period of development;
- planning specifications for lot size, uniform setbacks, or the relationship of dwellings to the street and to each other;
- deed restrictions dictating dwelling cost, architectural style, or conditions of ownership;
- local zoning ordinances and subdivision regulations;
- housing of a similar size, scale, style, and period of construction built by a single or small number of architects or builders;
- unifying landscape design, including features such as gateways, signs, common spaces, tree-lined streets, walls and curbs, and street patterns; and
- adherence to FHA standards to qualify for mortgage insurance.¹³⁸

Like larger communities, Lee's Summit began its own disbursed pattern of settlement through subdivisions that continued to move outward from the commercial area and eventually occupied an extensive amount of territory far greater than the town's original boundaries. Moreover, as growth continued to occur at the edges of Lee's Summit's boundaries, by the mid-1960s, Lee's Summit was a significant suburban component of the Kansas City metropolitan area, dependent on a large regional area for its economic base.

¹³⁸ Ames and McClelland, available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text1.htm>; Internet; accessed 2 November 2004.

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**ARCHITECTURAL STYLES AND VERNACULAR
PROPERTY TYPES: 1865-1960**

**LATE NINETEENTH AND EARLY TWENTIETH CENTURY
RESIDENTIAL ARCHITECTURAL PROPERTY TYPES**

Single-family residences are the dominant residential building found in the neighborhoods that developed in the late nineteenth and early twentieth century. They do not, however, reflect the chronological pattern of development of the platting of additions. With a slowly growing population, lots in Lee's Summit's early additions remained available for new houses for decades, not just a few years. Today, these areas exhibit a mixture of architectural styles and folk house plans — from simple vernacular hall-and-parlor and I-house folk houses to large residences executed in popular architectural styles of the period of their construction such as Queen Anne, Craftsman, and Prairie School style houses. The mixture of historic residential architecture spans a considerable time period and includes examples from mid-nineteenth century Greek Revival through the Modern and Neoclectic styles of the post-World War II period, as well as the entire range of nineteenth and twentieth century folk house forms. Based on photographic evidence, extant examples, and several plat maps showing footprints of the residences, with the exception of Douglas Street and area south of 5th Street¹³⁹ it appears that the majority were modest residences reflecting folk house forms or modest adaptations of popular high style architectural idioms.

National Folk Houses (1850-1890)¹⁴⁰

The houses erected in Lee's Summit in the late nineteenth century reflect the changing nature of American folk housing that occurred as a result of the nation's expanding railroad network in the decades from 1850 to 1890. Builders of modest dwellings no longer had to rely on local materials. Instead, railcars rapidly and cheaply moved bulky construction materials, particularly lumber, from distant sawmills in heavily forested areas. Consequently, large lumberyards quickly became standard fixtures in almost every town. Soon, folk houses of light balloon or braced framing covered by wood sheathing replaced

¹³⁹ As documented in the historic context "Residential Development: 1865-1960."

¹⁴⁰ Some sub-types continued up until World War II.

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hewn log houses. Despite the change in building technique and materials, the older folk house shapes persisted. The resulting houses were simple dwellings defined by their form and massing, but lacking identifiable stylistic attributes. Even after communities became established, these folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.¹⁴¹

The typical folk house is one or two stories in height. Roof shapes define some folk house types, such as the Gable-Front, Gable-and-Wing, and Pyramidal Square. Although folk houses often had no architectural ornament, when it did exist, architectural details alluded to contemporary styles like Greek Revival (cornice returns, pedimented façade); Queen Anne (spindlework porches, shingled gable peaks); Colonial and Classical Revival (Tuscan columns, symmetrical façades, dentil cornice); and Craftsman (knee braces, wide porches). The William B. Howard House at **508 SE Douglas Street** is a Gable-and-Wing folk house form featuring simple elements of Victorian styling, including the porch and two-story bay window. The house at **104 SW 1st Street** is a Pyramidal Square folk house form with a Classical Revival style front porch.



Romantic Style Houses: 1820-1880

During the Colonial era, one or two styles tended to dominate each colony for an extended period of time. The Greek Revival style, with its references to Greek democracy, replaced the popular English architectural styles and dominated housing design in the new nation during the first decades of the nineteenth century. By the 1840s, the cottage designs in the Italianate, Gothic Revival, and Exotic Revival styles, first published by Andrew Jackson Downing in his popular pattern books, supplemented the Greek Revival style as a design choice for American homeowners. The simultaneous popularity of several architectural styles from this point forward persisted as a dominant theme in American housing. All of

¹⁴¹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A Knopf, 1991), 89-90.

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the Romantic styles originated and grew to popularity in the decades before 1860 and appear both as highly detailed and less elaborate interpretations as late as the 1880s.¹⁴²

Italianate

The Italianate style began in England as part of the Picturesque movement. A reaction to formal classical ideals that dominated European architecture for two hundred years, the Italianate design emphasized the large informal farmhouse-villas found in the rural areas of Italy. While the Italianate houses built in the United States generally followed this model, builders and architects alike modified and embellished them to such an extent that they became modified, adapted, and embellished into a native style with subtle references to the original Italian farmhouse. Although most of the character-defining features have been removed from the dwelling at **312 SW Market Street**, it retains the classic form and massing of an asymmetrical Italianate dwelling. Other defining features include the shallow hipped roof, tight eaves, and conical tower rising at the junction of the two wings.



Victorian Period: 1860-1900

During the Victorian Period, increasingly accessible builder's pattern books spread the latest trends in house designs and styles to the growing communities throughout the country. The expansion of the railroad system after the Civil War made building materials, including milled lumber and mass-produced nails, accessible to anyone living in relative proximity to a rail line. Milled lumber included decorative turned and cut pieces that conveyed ornate Victorian motifs.¹⁴³

¹⁴² Ibid., 177.

¹⁴³ Ibid., 239.

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Queen Anne

The Queen Anne style has its origins in Medieval European architecture. As adapted to American residential design in the second half of the nineteenth century, its distinguishing features are an asymmetrical plan; irregularly shaped, steep-pitched roofs; partial, full, or wrap-around porches; and patterned wall surfaces. As the Queen Anne style evolved, the emphasis on patterned wood walls seen in the earlier Stick style became more pronounced. Queen Anne dwellings feature numerous devices to avoid smooth wall texture, including the use of multiple wall claddings, cut-away or projecting bay windows, and oriels. The



211 NE Douglas Street

one-story, partial, full or wrap-around porches that cover the façades accentuate the asymmetry of the design and typically feature turned or jigsaw ornament. It is not uncommon for them to extend along one or both sides of the houses. The house at **211 NE Douglas Street** illustrates the application of the Queen Anne style to a small dwelling. Distinctive features of the style are the irregular roof line, wall dormer, bay window, varied wall surfaces, and front porch placement.



105 NE Douglas

By the 1890s, the Free Classic sub-type gained popularity. The classically inspired ornamentation of these dwellings (primarily porch supports, dentil cornice, and Palladian windows) is much less intricate than that of earlier Queen Anne dwellings and has much in common with asymmetrical Colonial Revival houses. The house at **105 NE Douglas Street**, which combines the complex roofline, varied wall surfaces, dominant porch, and massing of the Queen Anne with classical porch columns reflects this architectural sub-type.

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Eclectic Period:

In their book *A Field Guide to American Houses*, Virginia and Lee McAlester divide the period from 1880-1940, which they designate as the Eclectic Period, into three subcategories: Anglo-American, English, and French Period Houses; Mediterranean Period Houses; and Modern Houses. The Eclectic Movement drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation.¹⁴⁴



Colonial Revival

The term "Colonial Revival" refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915



to 1930 were more exact copies of the earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified. They range from one to two stories in height and typically have symmetrical façades with limited styling at the entrance. The dwelling at **108 SW Madison Street** (above) is a typical two-story Colonial Revival with a symmetrical façade and central entrance, while the house at **208 SW 3rd Street** is an example of the gambrel roof sub-type.

¹⁴⁴ Ibid., 119.

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Classical Revival

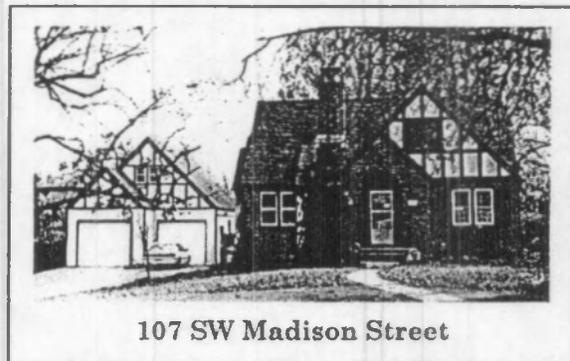
The World's Columbian Exposition, held in Chicago in 1893, stimulated a renewed interest in classical design. Neoclassical residences were soon being constructed throughout the United States. A full-height porch with Classical columns centered on a symmetrical façade, as seen at **715 NE Douglas Street** is the key to identifying buildings in this style. Examples of Classical Revival design range from grand two-story dwellings with gable or hip roofs to small one-story cottages with colonnaded porches.



715 NE Douglas Street

Tudor Revival

Houses designed in the Tudor Revival style became increasingly popular after World War I. Innovations in building technology made the application of stone and brick veneer over frame construction increasingly affordable. In addition to large high style examples, small Tudor cottages frequently appear in modest working-class neighborhoods. Their distinguishing features, clearly illustrated in the dwelling at **107 SW Madison Street**, include steep gables prominently placed on the front of the dwelling, complementary arched door hoods or openings, grouped windows, and usually a full-height central chimney.



107 SW Madison Street

In addition to the popularity of these styles, at the turn-of-the-twentieth century, "Modern House" styles appeared that provided a definitive contrast to the European and Colonial American-influenced designs. The dwellings in this subcategory represent the burgeoning efforts of the Arts and Crafts Movement, Frank Lloyd Wright's Prairie School, and European Modernism in the early twentieth century.¹⁴⁵ These new house forms also

¹⁴⁵ Ibid.

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captured the spirit of urban reformers, as well as developers and realtors who sought to preserve the nuclear family, bolster the economy, and provide affordable housing.¹⁴⁶

Craftsman House

Craftsman Houses were popular from around 1905 through 1930. Most drew from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greene brothers designed simple bungalow houses that incorporated designs inspired from the English Arts and Crafts movement and oriental wooden architecture. Popularized by architectural and house and garden magazines, as well as a wide



variety of builder pattern books, the one-story Craftsman house became the most fashionable smaller house in the country during the first decades of the twentieth century. Identifying features are low-pitched, gable-front roofs (although cross-gable and hip roofs are also found); wide eave overhang, often with exposed roof rafters; decorative beams or braces under the gables; and full- or partial-width porches with square posts or battered piers. Double-hung window sashes with vertical muntins in the upper sashes also distinguish Craftsman styling. The dwelling at **501 SE 3rd Street** is a typical Craftsman bungalow.

Prairie School

The Prairie School is a uniquely American architectural style that originated with Frank Lloyd Wright and other Chicago architects around the turn of the twentieth century. Architectural pattern books spread the style throughout the Midwest over the next decade. Prairie School houses have a rectangular mass capped by a shallow gable or hip roof. Banded windows, contrasting trim details between stories and on porch elements, and wide



overhanging eaves create a strong

¹⁴⁶ Wright, 194.

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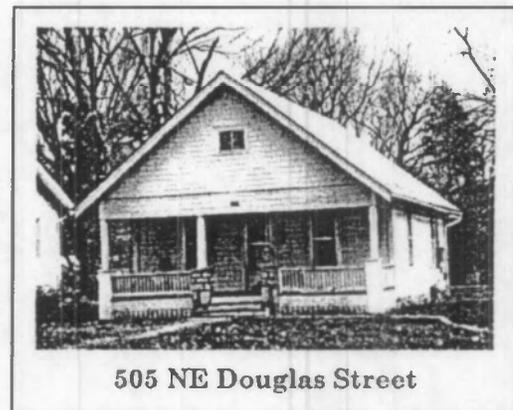
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horizontal emphasis. The square form, shallow hip roof, horizontal emphasis, and oversized porch supports identify the dwelling at **300 SW 3rd Street** as a Prairie School design.

Local adaptations of the Prairie School and Craftsman style residences dominated the first two decades of the twentieth century both nationally and in Lee's Summit, particularly in the form of the bungalow and the American foursquare house.

By 1910, the bungalow was the ideal suburban home and gave rise to the "bungalow suburb." The typical bungalow was a one- or one-and-a-half story house featuring a shallow-pitched roof with wide overhanging eaves. The wide front porch, a distinctive feature of the ideal bungalow, provided a transition between interior and outdoor spaces. The interior featured an open floor plan at the front of the house and private bedrooms at the back or upstairs.¹⁴⁷ Most featured Craftsman design elements, although Free Classical Colonial Revival detailing also gained popularity.

Many bungalowoid houses in Lee's Summit, such as the dwelling at **505 NE Douglas Street**, exhibited elements of the bungalow form without the elements of formal Craftsman styling. The one- to one-and-a-half story vernacular bungalow typically featured a front, side-, or cross-gable roof penetrated by a minimal number of dormers. Limited stylistic references usually occurred in the front porch columns and railing and included both classical as well as Arts and Crafts elements.



Also enjoying great popularity as middle-class dwellings was the American Foursquare, which first made its appearance in the 1890s and was an established fixture of residential neighborhoods by the 1920s.¹⁴⁸ The foursquare house was a two-and-a-half-story dwelling with a plan of four evenly sized rooms on each floor. The design incorporated a

¹⁴⁷ Ames and McClelland, available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text3.htm>; Internet; accessed 2 November 2004.

¹⁴⁸ Ibid.

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raised basement and a one-story porch across the front. The most popular roof forms were the front gable and hip roof with side and rear attic dormers. Initially executed in a stripped down version of the Prairie School style, the foursquare eventually appeared in a variety of architectural styles, most having references to either the Arts and Crafts Movement or Colonial Revival style free classical idioms.

Most of the American Foursquare dwellings in Lee's Summit, such as the residence at **402 SW Market Street**, were simple designs with either little ornament or an eclectic mix of stylistic references. They either have gable-front or pyramidal hip roofs. References to architectural styles include cornice returns, dentil or modillion cornices, Tuscan columns, and Craftsman-influenced windows or porches.



Pre-fabricated, "factory-cut" homes, which could be assembled on-site and were available by mail order, assured the popularity of the bungalow and the foursquare houses. Companies located throughout the United States sold and shipped thousands of pre-cut houses annually. The Sears and Roebuck Company alone offered approximately 450 designs, and the company's sales reached thirty thousand by 1925 and nearly fifty thousand by 1930.¹⁴⁹

By the 1920s, a return to revival style houses reflected classical European and Colonial designs such as Spanish Revival, Colonial Revival, and Neo-Classical styles for the nation's middle and upper classes. During this period, housing for the automobile became an important element of residential design. Homebuilders in the second decade of the twentieth century began to incorporate the driveway as part of the improvements offered in a new subdivision, along with paved streets, gutters, curbs, and sidewalks. Many carpentry and construction magazines offered instructions for building garages at this time as well. Manufacturers of pre-cut homes also offered a variety of mail order garages, often matching the materials and styles of popular house types. The earliest garages were at the end of a long driveway near the rear of the lot. By the 1920s, attached and underground garages began to appear in stock plans for small homes.¹⁵⁰

¹⁴⁹ Ibid.

¹⁵⁰ Ibid.

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The Great Depression ushered in tremendous changes in housing for the working classes. The advent of the efficient low-cost home between 1931 and 1948 was a result of national policy formulated during the Depression years. Through its approval of properties for mortgage insurance and the publication of housing and subdivision standards, the FHA instituted a national program to improve the quality of housing for moderate and lower income groups and which regulated home building practices for many decades. The FHA's goal in publishing the guidelines in *Planning Small Homes* in 1936 was to provide low-cost quality housing and to stimulate the homebuilding industry. In 1936, the guidelines featured five approved house types. The illustrated guidelines included floor plans and simple elevations. While the designs eliminated nonessential interior spaces, ornamental and stylistic elements, and any unnecessary features, the houses could be built of a variety of materials.

The simplest design was the 534-square-foot "minimum house," which was a one-story, two-bedroom house resting on a concrete slab. Designed for a small family, it incorporated a small kitchen and larger living/dining room area that extended across the front of the house and two bedrooms and a bathroom located off a small hallway at the back of the house. The slightly larger "House B" layout provided 624 square feet of living space. House plans C and D were two-story dwellings with two bedrooms upstairs. House plan D offered a simple attached garage. House plan E, a compact two-story, three-bedroom house, was the largest and most elaborate of the FHA approved designs and featured a classically inspired doorway and semi-circular window in the front gable.¹⁵¹

The FHA's 1940s edition of *Planning Small Homes* introduced a noticeably different and more flexible hierarchy of house designs based on the principles of "expandability, standardization and variability." A simple, minimal one-story house served as the basis for variations that added or extended interior space. Exterior design motifs utilized different combinations of defined features such as gables, porches, exterior materials, windows, roof types, fireplaces, chimneys, basements, and garages. Entering into the arrangement of these features were factors such as orientation to sunlight, prevailing winds, and view

¹⁵¹ Ibid.

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sheds. Fireplaces and chimneys could be added as well as basements. The revised edition also included designs for two-story houses having central-hall and side-hall stair plans.¹⁵²

The FHA guidelines at this time also provided instructions for grouping houses with similar plans, but varying the elements of exterior design to avoid repetition and provide an interesting homogeneous character. The publication recommended varying the placement of houses on their lots and introducing a mixture of wall materials and roof forms.

AMERICAN HOUSES SINCE 1940

Following World War II there was a distinct shift in American residential architecture. Modern styling and simplicity replaced the period architecture popular in the pre-war era. By the 1960s and 1970s, house designs again incorporated historical references, but now, rather than strictly replicating them, home designers adapted historic stylistic references to modern forms and plans.¹⁵³

The Cape Cod cottage,¹⁵⁴ a sub-type of the Colonial Revival style house, provided most of the initial low-cost suburban housing immediately following the war. The most popular design¹⁵⁵ was a one-and-a-half story house built on a concrete slab that had a steeply pitched side gable roof pierced by two dormers. Cape Cod dwellings appeared in a variety of wall materials, including asbestos shingles that were available after the war in an increasing assortment of colors. The interior space included a living room, a kitchen, two bedrooms, and a bathroom. The Cape Cod cottage appeared in the 1940s and 1950s in both large-scale subdivisions on the periphery of the nation's largest metropolitan areas and in new subdivisions skirting smaller communities. The larger version of the Cape Cod and other Colonial Revival forms enjoyed continued popularity with middle- and upper-middle-income families into the 1960s.

¹⁵² Ibid.

¹⁵³ McAlester, 475-77.

¹⁵⁴ According to the McAlesters, this post-World War II dwelling is loosely patterned after Colonial-era wooden folk houses of eastern Massachusetts that usually featured a modern adaptation of Georgian- or Adams-inspired doorways. They enjoyed popularity throughout the Colonial Revival era but were most common in the 1920s and 1940s.

¹⁵⁵ Often as small as 750 square feet set on a 6,000-square-foot lot.

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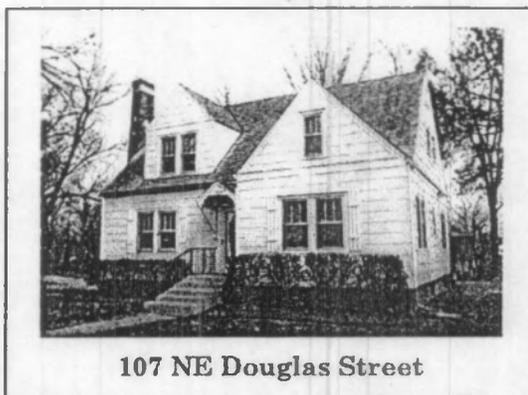
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The "Modern" classification for houses in *A Field Guide to American Houses* includes Minimal Traditional, Ranch House, Split-Level, Modern Movement, Contemporary, and Contemporary Folk House styles. These joined the Cape Cod cottage as the most common styles built after 1940. Many variations of modern designs appeared throughout this period. Some designs reflected regional preferences and others resulted from new technologies and/or energy conservation parameters.¹⁵⁶

Minimal Traditional

Minimal Traditional dwellings represent a transition from Tudor and Craftsman architecture to the Ranch House style. Their common elements, as illustrated in the dwelling at **107 NE Douglas Street**, include tight eaves and a large prominently placed chimney, as well as multiple gables (often crossed) and the incorporation of stone or brick veneer elements. A shallower pitch in the roof gables distinguishes this style from the Tudor Revival style.



107 NE Douglas Street

Ranch House

Probably the most significant Modern style house type built in Lee's Summit's new post-war subdivisions was the Ranch House. Inspired by vernacular architecture of the Spanish Colonial era of the Southwest and the casual California lifestyle, the design of these low, horizontal, one-story houses with rambling floor plans represented a growing American preference for a more informal lifestyle and flexible interior space in the post-war period. Americans already demonstrated a preference as early as the 1920s to shift activities from the front yard to the back or side yards where there was more privacy.¹⁵⁷

In the 1930s, California architects adapted the traditional housing of the Southwest ranches and *haciendas* and Spanish Colonial Revival style into a suburban house type suited for middle-income families. The house was typically built of natural materials such as adobe or redwood and oriented to an outdoor patio and gardens. As early as the late 1940s, popular magazine survey findings indicated a preference for the features offered in

¹⁵⁶ McAlester, 476-477.

¹⁵⁷ Mason, 62-63.

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the informal Ranch House style — allocation of all of the living space on one floor with a basement for laundry, utilities, and a recreation room. Builders of middle- and upper-income homes adapted the architect-designed ranch homes of the Southwest, adding modernistic innovations such as sliding glass doors, picture windows, carports, and exposed timbers and beams.¹⁵⁸

By the 1950s, builders of low-cost homes sought ways to give the basic form of FHA approved houses a Ranch-like appearance. Small Ranch Houses utilized an elongated Cape Cod floor plan and created an asymmetrical façade with a horizontal emphasis by placing shingles on the lower half of the front elevation and fitting wide rectangular sliding windows just below the eaves. Basement recreation rooms and exterior patios became distinguishing features as well.

The basic Ranch House found in Lee's Summit is a low one-story building with moderate to wide eaves and a shallow-pitched gable or hip roof. The plan may or may not include an integrated garage. The large fixed picture window, often grouped with flanking sash



609 SE 4th Street

windows in a tripartite arrangement, was common. Other window openings are typically single or paired and decorative shutters are a prevalent design element. Siding typically featured a wide reveal, whether it was wood lap, asbestos shingles, or vertical board-and-batten. The dwelling at **609 SE 4th Street** is representative of a basic Ranch House.

As the post-war baby boomer generation's families grew in the 1950s, the larger Ranch House became popular. In particular, the introduction of the television and the high-fidelity phonograph created a demand for greater separation of activities and soundproof areas. The Split-level Ranch House gained popularity at this time due to the increased living space and privacy afforded through the location of bedrooms on an upper level a half-

¹⁵⁸ Ames and McClelland, available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text3.htm>; Internet; accessed 2 November 2004.

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story above the main living area and a "family" room on a lower level. They represented the latest in contemporary design and could be erected on any terrain.¹⁵⁹

Split-Level Ranch House

As its name implies, a split-level house has living space on two levels, one of which is partially below ground. When entering the dwelling, a visitor has the option to go up to the main living space or down to the secondary living space. An attached garage was almost universal. The design utilized either gable or hip roof forms. As with the Ranch House style, tripartite picture windows commonly illuminated living rooms. Single and paired double-hung windows filled the remaining openings and decorative shutters were common. The dwelling at 610 SE 4th Street is a typical Split-level Ranch House.



610 SE 4th Street

Single and paired double-hung windows filled the remaining openings and decorative shutters were common. The dwelling at 610 SE 4th Street is a typical Split-level Ranch House.

The Ranch House in its various configurations, including the Split Level sub-type, continued as the dominant suburban house well into the 1960s. By the late 1960s, however, references to historic architectural styles also returned to domestic architecture. Builders and architects adapted and incorporated restrained elements of Colonial, Tudor, French, and Mediterranean architecture into modern house forms.

**LATE NINETEENTH AND EARLY TWENTIETH CENTURY
COMMERCIAL BUILDING ARCHITECTURAL PROPERTY TYPES**

Commercial buildings and the streetscapes they create in downtown Lee's Summit define both the functional and visual character of the city's central business district. Their appearance and physical condition play a significant role in defining the community. Most of Lee's Summit's commercial buildings are simple structures of one or two stories. The traditional building material was red brick. Dating from the late nineteenth century, they include examples from almost every decade up to the present. The building's form and,

¹⁵⁹ Ibid.

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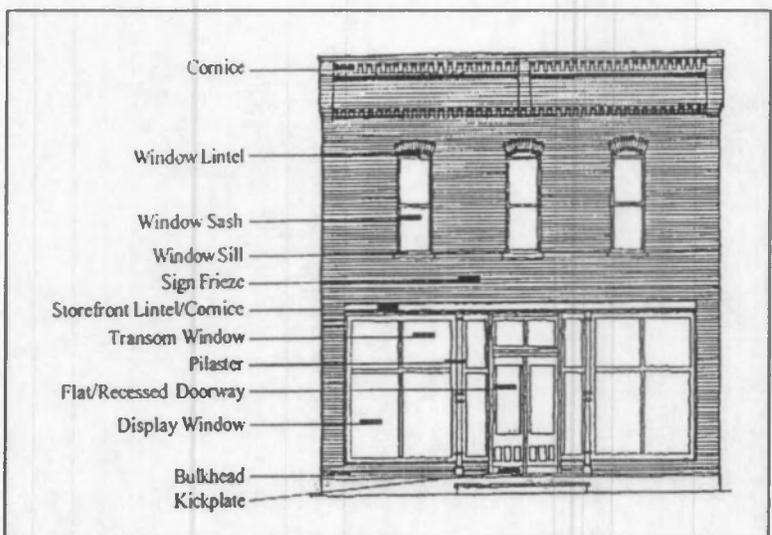
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then, its architectural style, define commercial architecture of this period. Due to their functional nature, many commercial buildings exhibit restrained architectural details.

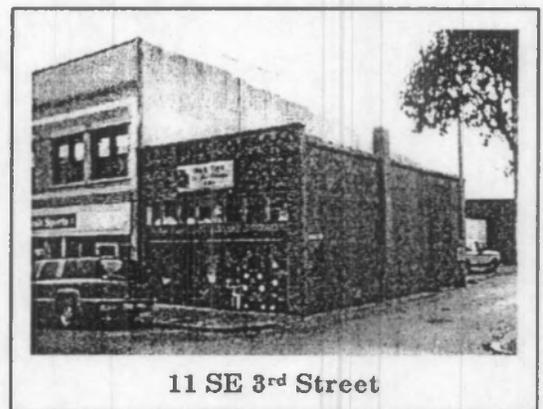
The first-story storefront is the most prominent and distinctive feature of a commercial building and is an important merchandising element. The rest of the commercial building's key design elements visually relate to it. On the primary façade, important character-defining elements are display windows, signs, doors, transoms, kick plates, and corner posts on the first story;



and the entablature, fenestration, and ornamentation on the second story. The basic building form of the majority of the commercial buildings found in downtown Lee's Summit are the One-Part Commercial Block and the Two-Part Commercial Block forms.

One-Part Commercial Block

The basic One-Part Commercial Block building form, such as the one at **11 SE 3rd Street**, is one-story in height and is a simple box form generally housing a single business. In many examples, the street frontage is narrow and the façade comprises little more than plate glass windows and an entrance with a cornice or parapet spanning the width of the façade. Other examples include a sizable wall area between the windows and the cornice that provides space for signage and makes the façade appear larger and more important. Simple architectural styling emphasizes the storefront window glazing and often includes decorative brick



11 SE 3rd Street

styling emphasizes the storefront window glazing and often includes decorative brick

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corbels at the roofline. Other stylistic applications included date stones or panels near the roofline and glazed brick laid in decorative patterns.

Two-Part Commercial Block

Slightly more complex than its one-story cousin are the Two-Part Commercial Blocks. These buildings typically are two to four stories in height and have a clear visual separation of uses between the first-story customer services and the upper-story office, meeting room, or residential uses. Styling on the first story focuses on the storefront glazing and entrance(s). Design of the upper stories identifies the building's architectural influences. Examples with extensive brick corbelling and window treatments typically represent the Late Victorian era. The simple arched windows and staggered cornice treatment on **8 SW 3rd Street** reflect turn-of-the-century design influences. The original components of the storefront, including the distinctive leaded glass transom, remain intact.



8 SW 3rd Street

Commercial Stylistic Treatments

High Style commercial buildings are rare in small rural market centers. These buildings have sufficient stylistic features and ornamentation to be classified by architectural styles and period of construction. As such, they reflect conscious design intent and the widespread use of popular architectural styles in commercial architecture.

Many of the vernacular commercial buildings found in small towns include a category of designs noted for their eclectic combination of different styles applied to traditional commercial forms. They may reflect Italianate influences in an ornate cornice of brickwork and cast iron and masonry piers on the storefront level. The lintels and sills of both single and paired windows on a brick wall might recall Queen Anne and Romanesque Revival styles. Often these hybrids are specialty buildings such as confectionery shops, movie theaters, and fraternal lodges.

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Late Victorian/Victorian Functional

Architectural historians often classify the largest class of vernacular commercial buildings erected in the late nineteenth and early twentieth century as Late Victorian or Victorian Functional commercial buildings. They are One-part or Two-Part Commercial Blocks built in rectangular plans with flat roofs. Their storefronts have central or offset entrances, display windows, and transoms on the first story, and simple detailing on the upper façade that is reminiscent of Italianate and other Late Victorian styling popular at the time of their construction. Upper stories generally have simple cornices, rectangular windows, and brick, stone, or terra cotta detailing. These buildings are distinguished by their arrangement of architectural features rather than architectural style. The building at **247 SE Main Street** is a late nineteenth century example of the Victorian Functional property type distinguishable by its architectural brickwork.



247 SE Main Street

Moderne

The shape of commercial architecture literally changed during the 1930s and 1940s when architects began applying the streamlined forms popular in industrial design to buildings. The Moderne movement emphasized smooth surfaces, curved corners, and a horizontal emphasis to evoke sleek, rounded forms. Commercial examples of Moderne design often utilized modern materials such as concrete and enameled metal panels that enhanced the streamlined effect. The most common examples of the style, often found on the edge of the historic business district or on newly developing automobile-oriented commercial strips, are simple one-story buildings with large plate glass display windows. Designers often used glass block to illuminate curved walls at the building's corners and at entrances. The typical Moderne commercial building is one story in height, although taller examples



7 SW 3rd Street

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can be found. Many Moderne buildings also included geometric elements popularized in Art Deco design. While the Moderne design of the small One-Part Commercial Block at **7 SW 3rd Street** shows significant alterations, the building retains its original one-story massing and curved storefront entry.

As development moved farther and farther from the downtown core during the post-World War II period, strip malls, office complexes, and roadside commercial development began appearing near new subdivisions on major streets, radiating out from the downtown area.

RURAL FARMSTEAD PROPERTY TYPES

Lee's Summit began as a rural agricultural market center in the mid-nineteenth century and continued to function in that capacity through World War II. Ongoing suburban development that began in the post-World War II period contributed to the loss of farmsteads, orchards, and other agricultural resources and obscures much of the cultural landscape of the late nineteenth and early twentieth centuries. Presently, a limited variety of rural agricultural resources can be found within the city limits. Moreover, one of the major themes in the historical development of the American farmstead is the abandonment of ethnic construction and, to a lesser extent, regional differentiation between barns and outbuildings as well as the adoption of building practices that reinforced greater unity and standardization in barn construction and usage, underscoring the significance of extant farmsteads and their individual property types.

During the late nineteenth and early twentieth centuries, farmhouses and outbuildings formed much of the architectural pattern of the rural landscape. These functional structures reflected traditional designs and past cultural associations adapted to a new environment, giving the region its own visual personality. The evolution of the barn the centerpiece of the farmstead – is particularly noteworthy and involves two phases: (1) the migration and diffusion of European barn traditions in America; and (2) the Americanization of those European traditions into national and regional property types.

Together, the farmhouse, its outbuildings, crop lands, orchards and pastures composed the farmstead, which included barns for housing animals and for specialized facilities such as dairy barns; feed and farm vehicles; hog sheds and chicken coops; corn cribs, granaries, and

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silos for storing field crops; living quarters for farmhands; and various small sheds and lean-tos. A variety of fences separated the house, barn lot, gardens, and fields into distinct work areas.

Function is the most important determinant of the plan and design of outbuildings, but they also represent architectural influences and building types brought from the South, Northeast, Europe, as well as new adaptations originating in western Missouri. In the Lee's Summit area, the majority of the area's first farmers came from the temperate southern states and a culture that abandoned worn out land and moved westward, giving only rudimentary attention to their barns. Unlike German and other European immigrants who selected the best drained site on the farmstead for their barns, these settlers allotted the best location to the farmhouses.¹⁶⁰

Whatever their cultural background, the settlers of Lee's Summit built their barns of post-and-beam construction, using hand-hewn oak for the main vertical posts, sills, and plates; and locally milled lumber to frame the lighter members and for the vertical plank siding. All barns featured a hayloft above the ground and reserved the floor area for stables, cribs, and granaries. Farmers referred to their barns by their main function rather than by their design. As a result, the designation of "horse barn" or "hay barn" often referred to structures of the same design but with different uses.¹⁶¹

One of the most common designs brought from the upland South was the single-crib barn, which consisted of a central passage flanked by a small shed addition on both sides. These barns functioned as small hay barns, corncribs, or wagon sheds. Some of the earliest of these barns were of log construction. Farmers also utilized this design for other outbuildings and many small single-crib log or frame structures served as corncribs dispersed throughout the farm at convenient locations adjacent to corn fields.¹⁶²

The region's early settlers also favored an equally simple design — the English barn plan brought to western Missouri by settlers from Illinois, Ohio, and points farther east. First built of hewn square main timbers with a light framing of sawn lumber, these small barns

¹⁶⁰ Schwenk, 65.

¹⁶¹ Ibid, 65-66

¹⁶² Ibid.

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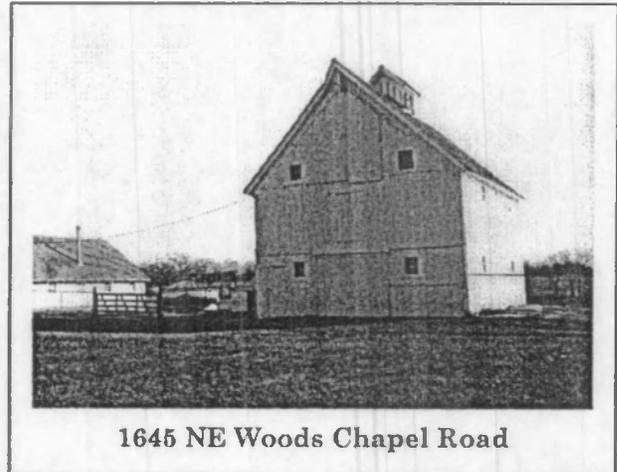
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had a central drive-through passage flanked by two sets of stables (pens).¹⁶³ They reflect the principal English barn plan designed for grain threshing and hay storage — the threshing barn, which was three bays wide, one bay deep, and had a central drive. The common medieval barn type utilized hewn, heavy timbers with mortise-and-tendon construction. By the turn of the twentieth century, the most common usage was that of as a general purpose barn.

General Purpose Barn

Based on the English barn prototype of an end gable roof with doors in the narrow front and rear walls, the plan adapted in western Missouri had three distinct sections that provided a central passage and work area flanked by animal stalls at one end and a storage area for hay and straw at the other. General purpose barns in Western Missouri combined the multiple uses of the English barn plan into a structure with gable end access and second-floor haylofts accessed by doors in the gable peak. The tall, narrow structure on the farm at 1645 NE Woods Chapel Road is an example of the modified English Barn form.



1645 NE Woods Chapel Road

The double-crib barn also appeared in the early settlement period. The primitive design featured a central drive on the long side of the structure between the cribs and often incorporated shed, crib, and stall additions, with the roof of the main barn extending out over the additions. Many of these barns began as single-crib structures, later enlarged with multiple additions.¹⁶⁴

¹⁶³ Ibid.

¹⁶⁴ Ibid.

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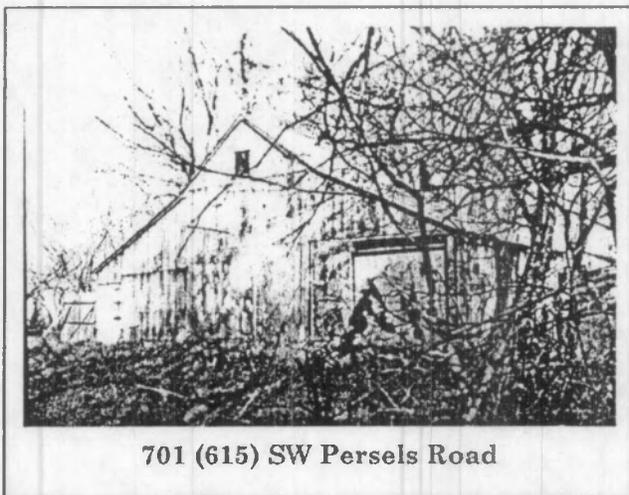
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Transverse-Crib Barn

The precursor of the transverse-crib barn plan gained popularity in western Missouri after the Civil War. Popular throughout Missouri and the Midwest, the transverse-crib barn originated from traditional barn forms from northern Germany and was a traditional barn form brought into the area by migrants from the upland South. Lower and wider than the English barn, the plan features an aisle that bisects the length of the building, running parallel to the roof ridge. On both sides of the passageway are stables and various cribs and granaries. Doorways are in the gable end wall. A central gable extended the roof and walls outward, enclosing a space for vertical storage that ran crosswise to the barn's central passage, creating a T-shaped structure.¹⁶⁵ The gable may or may not be broken and may also be asymmetrical. In some versions, the gable roofline extends outward on only one side. When the roofline extends on both sides of the main aisle, the three entrances in each gable end yield a variation referred to as a Midwest Three-Portal Barn, as seen in this example on the farm at **701(615) SW Persels Road**.



In addition to the barns, the nineteenth century farmstead featured numerous outbuildings, including granaries, corncribs, chicken coops, rabbit hutches, smokehouses, springhouses, root cellars, and sheds. During the early settlement period, farmers stored their grain inside large barns or erected separate granary structures featuring a central drive-through passage where loaded wagons could be pulled directly between sets of grain bins for easy off-loading. The preservation of the family's meat in the days before refrigeration required a smokehouse for curing and storing the product of the fall butchering. Farmers built a variety of smokehouses, most of which were simple vertical frame structures with a dirt floor. Inside the smokehouse, the farmer either hung the cut meat on hooks or placed in on shelves, below which was a pit where embers burned. Most smokehouses were airtight and some had vents at the sill line or a chimney with an

¹⁶⁵ Ibid., 66-67.

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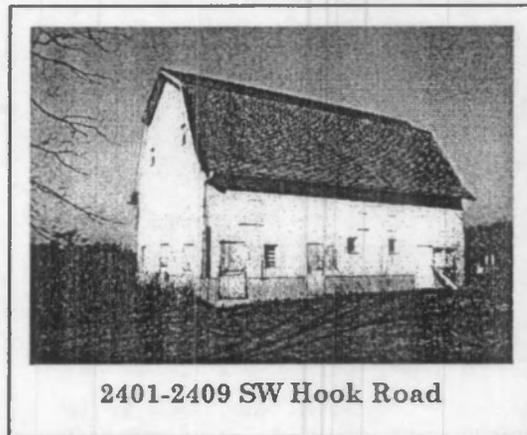
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adjustable cover that controlled the fire. For storage of vegetables and fruits, every farmstead had a stone-lined root cellar with either a large wooden entrance door or a small wooden structure over the entrance. Most farms had a springhouse. Constructed of wood or stone, the structure straddled the spring, creating a cool place for storing milk, butter, and other dairy goods.¹⁶⁶

During the late nineteenth century, continuous refinements in barn construction erupted during what was a period of significant change in barn building, creating a watershed division in American barn construction. One of the most important technological changes was the adaptation of truss engineering to barn construction, which allowed larger barns to be erected. Used in the construction of balloon-frame houses, truss beams composed of dimensional milled lumber enabled the construction of taller and wider structures, expanding the capacity for hay storage in the loft.

Gambrel Roof Barns

The truss system produced the double-sloped gambrel roof barn. Not only was the shape of the roof new, significant changes in the building system distinguished it from earlier barn plans and forms. The gambrel roof barn incorporated standardized, lightweight, machine-sawn structural members into an advanced truss configuration with nail construction. With the advent of truss roof framing in the 1880s, gambrel roofs became popular because of the increased storage volume their lofts accommodated. Steel-track sliding doors and wood sash windows began appearing on barns around this time as well. The example at **2401-2409 SW Hook Road** shows a gambrel roof form as applied to a standard gable-end general-purpose barn form.



2401-2409 SW Hook Road

The barns erected in the late nineteenth century reflect the advent of standardized construction systems, mass-produced building materials, and mail-order prefabrication. The changes in barn construction and materials evolved incrementally as individual

¹⁶⁶ Ibid., 68.

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farmers applied and utilized them over extended periods of time, adapting them to older traditions. The construction of a new gambrel roof system with balloon framing and a truss roof did not rapidly eclipse the traditional heavy timber mortise-and-tenon system. Farmers often integrated both new and old systems into the structure.

By the early twentieth century, an increased emphasis on sanitary conditions for food production and changes in building technology and materials led to changes in barn construction. Concrete replaced stone foundations and wood floors; hollow clay tile and molded concrete block became common for the walls of smaller structures. During this period, barns, like houses, could be purchased by mail order from companies such as Gordon-Van Tine, Loudon, and Sears and Roebuck. The catalogs illustrated the layouts and framing systems of the different barns and structures. After placing an order, the farmer could pick up all of the parts needed to build the barn at the nearest railroad freight depot. After World War II, metal, a durable and easily cleaned material, came into increasing use for agricultural buildings. Corrugated metal frequently replaced wood shingle roofs and even wood siding as farmers maintained and upgraded existing structures. Whatever their period of construction, all structures housing grain, animals, and equipment fell into basic types or categories with distinct floor plans supporting auxiliary sheds and add-on additions.

Climatic conditions are a principal determinant of the size of farm buildings. Because animals (and stored crops) require less shelter in temperate areas, farms in the South and West feature smaller, more specialized barns. Another critical factor in the size and plan of barns is the type and scale of the agricultural operation they serve. For example, in Lee's Summit, as in every region of America, there were barns designed to house particular crops or livestock, including the dairy barn, the horse barn, the cattle (pole) barn, the tractor barn, and the apple barn. The largest percentage of major barns, however, combined a cycle or range of agricultural activities such as milking cows and hay storage. These multi-functional barns, such as the bank barn and the dairy barn, are the most common pre-World War II barns in America.

The major distinctions between the multi-functional barn buildings relate to the inclusion or exclusion of animals. The need for constructing stalls, feeding areas, and food storage

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space for cows, cattle, horses, and pigs required a far more complex structure than those barns that function as storage and processing spaces.

Bank Barn

The bank barn is a multi-purpose structure that separated functions vertically. The bank barn took advantage of a natural change in grade or required building up an earth ramp on one side of the structure, as seen at this barn at **2401-2409 SW Hook Road**. Traditionally the main level served as the threshing floor, while the animals were housed on the lower level and storage was in the upper level. By the last quarter of the nineteenth century, there was some concern



2401-2409 SW Hook Road

about the sanitary conditions of bank barns. The lower masonry walls trapped moisture, creating unhealthy conditions for livestock as well as for crops stored on the floor above. The addition of easily cleaned concrete floors and window openings on the lower level minimized these concerns.

Special Function Barns

The most common examples of single-function or function specific barns in Lee's Summit include dairy and horse barns. Both feature plans that are relatively narrow in width and have numerous windows that allowed light to penetrate the interior of the buildings and provided ventilation in the summers.



2401-2409 SW Hook Road

By the early twentieth century, most dairy barns featured easily disinfected concrete floors and areas for discrete uses to address sanitary concerns. They included one or two rows of cattle stanchions and low ceilings that were eight to nine feet tall to conserve heat. Many included facilities for pasteurization and the cooling of milk.

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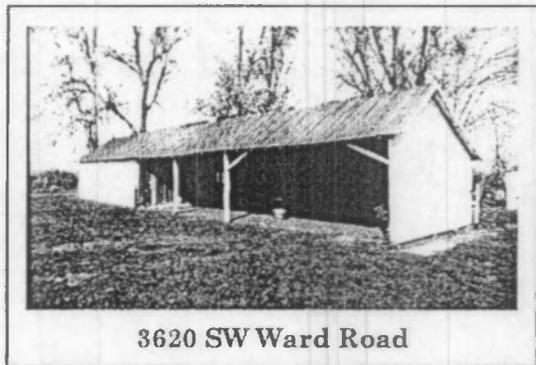
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Horse barns in the Lee's Summit area include elongated versions of the English Barn plan with rows of windows piercing the sidewall for increased light and ventilation. The barn on Summit Farm at **2401-2409 SW Hook Road** is an excellent example of a twentieth century horse barn.

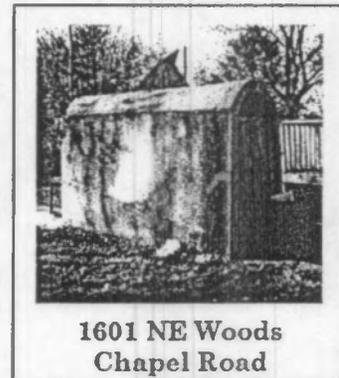
Pole Barns and Sheds

After World War II, one-story pole barns and sheds appeared as livestock shelters. The widespread construction of silos eliminated the need for grain storage within the barn. One-story pole-framed structures were significantly less expensive to build than a traditional truss-framed barn, and they required foundation or sills. The floor was either packed dirt or a poured concrete slab. Upright poles set directly into the ground formed the framework. Wood siding (and later, metal siding) attached directly to the framing poles. The shallow end gable roof had a wide pitch and a lightweight, prefabricated steel truss frame. Openings could be in either the end walls or the side walls. The simple shed on the property at **3620 SW Ward Road** illustrates Pole Barn construction.



Ancillary Buildings

In addition to the main house and barn, a variety of smaller ancillary structures were found in the farmyard. Among the most common such buildings dating to the early twentieth century are the privy such as the example found on the farmstead at **1000 SW Ward Road** and the root cellar, such as the one at **1601 NE Woods Chapel Road**. Almost every farm had chicken coops, which are low one-story buildings that typically have a monitor roof with a band of windows in the clerestory to provide light and ventilation. Many smaller buildings that performed specialized functions that became outdated remained in use as storage sheds.



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Silos

Survey of the area has not identified any historic detached silos in Lee's Summit. Silos first appeared during the nineteenth century as wood structures. The impermanence of the wood construction gave way to concrete structures around the turn of the twentieth century. During the 1920s and 1930s, hollow clay tile became a popular material for silos; however, because the tile became prone to leakage as time passed, by World War II, reinforced concrete was the material of choice. After World War II, enameled steel and corrugated metal became the dominant materials for silo construction.

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ASSOCIATED PROPERTY TYPES

(Provide description, significance and registration requirements.)

Single-Family Residential Property Types, circa 1865-1960

Downtown Commercial/Industrial Building Property Types, circa 1865-1960

Farmstead and Associated Resources Property Type, circa 1865-1960

Suburban Subdivision Property Types, circa 1920-1960

OUTLINE OF ASSOCIATED PROPERTY TYPES

**I. PROPERTY TYPE: Single-Family Residential Property Types,
circa 1865-1960**

I. Description

This property type includes buildings designed and constructed specifically to function as single dwellings. They feature stand-alone, detached buildings and, with a few exceptions, they are one- to two-and-a-half- stories in height. This functional property type is found in the popular high style architectural styles or in vernacular adaptations of national folk house building forms. Only a few of these property types appear to be the work of architects; the majority are popular utilitarian plans erected by contractors, master carpenters, and brick masons. Those erected prior to World War II are located on rectangular lots platted on a grid system. In addition, there are a number of historic domestic ancillary buildings found behind the dwellings that front onto alleys or the back property line, including garages, small sheds, and storage buildings.

These residential buildings retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public and private spaces. They share the following common characteristics.

- Brick, stone, wood, or asbestos shingle wall cladding.

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- One to two-and-a-half stories in height.
- Located within residential additions of the City of Lee's Summit Missouri in the Old Town Area, which is roughly bounded by Chipman Road on the north, U.S. 50 Highway on the south, Southeast Independence Avenue on the east, and Southwest Walnut Street on the west.
- Constructed primarily between 1865 and 1960.
- Retaining sufficient architectural integrity and historic characteristics to enable identification of associations with a vernacular folk house form or an architectural style, including the character-defining elements of the primary façade and the basic configurations of the original plan.

I. Significance

The Single-Family Residential Property type is significant for its associations with the historic contexts identified and documented in Section E of this multiple property form, specifically for the information they impart as to the continuum of single-family dwellings erected in Lee's Summit in the late nineteenth and early twentieth centuries and the evolution of suburban subdivisions and housing designs in the 1920s and in the post-World War II period. These buildings have associations with significant residential architectural and urban development patterns relating to rural railroad market centers and to post-World War II suburban neighborhoods stimulated by the tremendous growth of urban centers, federal lending programs for home buildings, and concurrent improvements in roads and highways. As such, these resources have associations with the contexts developed by the National Park Service relating to "Early Automobile Suburbs, 1908-1945" and "Post-World War II and Early Freeway Suburbs, 1945-1960" identified in the Multiple Property Documentation Form "Suburban Development in the United States: 1850-1945."

The residences reflect the work of builders and developers who responded to specific market and lending conditions in the working- and middle-class housing market. Those erected

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during the late nineteenth and early twentieth century reflect economic conditions and financing mechanisms of the period that allowed owners to contract for the construction of their houses after they purchased a lot from the subdivider. Those designed as cohesive units of an early suburban subdivision development have associations with the evolution of funding sources for the speculative development of working- and middle-class housing. These dwellings represent the gamut of late nineteenth and early twentieth century single-family housing types. They derive their architectural significance as a group for the number and variety of modest residential building types and styles that collectively represent an important facet in the evolution of the city's residential architecture.

This property type has significance primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, and SOCIAL HISTORY. Another area that specific buildings, structures, objects and/or sites or groups of these resource types may demonstrate significance in is LANDSCAPE ARCHITECTURE.

The Single-Family Residential Property Type may be listed under the National Register Criteria A, B and C. The significance of this property type is for its local significance and, therefore, its contribution to the history of Lee's Summit, Missouri and includes, but is not limited to, the following.

- A-1 Single-family residences that illustrate the initial development of neighborhoods in late nineteenth and early twentieth century Lee's Summit.
- A-2 Single-family residences that, through historic events and associations, are part of a cohesive assemblage consisting of groups of contiguous residential subdivisions that are historically interrelated by design, planning, and/or historic associations."
- A-3 Single-family residences that are part of neighborhoods that developed along major thoroughfares and that illustrate the patterns of development of the city.
- A-4 Single-family residences that reflect economic forces that contributed to suburban development and impacted the development of the city.

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- A-5 Single-family residences that reflect the development of Post-World War II and early freeway suburban development.
- B-1 Single-family residences having associations with individuals whose success, talent, and/or ingenuity contributed to the historic development of their community.
- B-2 Single-family residences, recognized for the ownership or contributions of one family over a long period of time when the accomplishments of one or more family members is exceptional in the community, state, or nation.
- C-1 Single-family residences that introduced or that illustrate technological achievements and new materials in residential design.
- C-2 Single-family residences whose size, form, and/or stylistic treatment reflects definite time periods in the development of the property type.
- C-3 Single-family residences that illustrate expressions of architectural styles and vernacular adaptations thereof that are rare, notable, or influential to the aesthetic development of the city's architecture.
- C-4 Single-family residences that are the work of skilled architects, builders, and/or developers, particularly those noted for their work in relation to residential buildings.
- C-5 Single-family residences that include notable work of master craftsmen.

I. Registration Requirements:

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution

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to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative and/or informative value.

Generally, this requires that these domestic buildings retain the architectural composition, ornamental details, and materials of their original primary exterior elevation and a high degree of the materials and original design of their secondary elevations. In particular, the retention of the original roof form, wall materials, and fenestration patterns and their component parts is required. Due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Reversible alterations, such as the loss or removal of minor ornamental detailing, replacement of doors and window units (while retaining the original openings), and loss of original porch elements are common and do not necessarily diminish a building's visual associations with the historic contexts. A number of these buildings have projecting entrance or side porches. Over time, building owners may have screened or installed windows in the porch openings. When this infill can be removed without damaging or altering the original opening and framing elements, such alterations are not considered to be serious integrity issues unless the alterations visually disguise the original porch configuration. Because the original exterior materials are important character-defining elements, the use of non-original or non-historic wall covering impacts the integrity of the buildings. The extensive use of non-original wall materials that cannot be reversed can negate the historic architectural integrity of the building. The use of reversible wall materials may impact the property's historical integrity. For example, the National Park Service allows buildings with non-original siding to contribute to a historic district if (1) it can be ascertained that the original wall material is intact beneath the non-original siding; and (2) if the non-original wall material does not cover or require the removal of character-defining architectural elements.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements, location, setting, siting, or contribution to the streetscape remains intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements should retain significant character-defining architectural features.

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For a building to be listed for individual significance in architecture under Criterion C,

- the majority of the building's openings on the primary façade should be unaltered or altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- the exterior brick masonry or original wall cladding should remain intact and exposed;
- significant, character-defining decorative elements should be intact;
- design elements intrinsic to the building's form, style, and plan should be intact; and
- the overall feeling or character of the building for the time period in which it was erected should be intact.

For a building to be listed under Criterion A individually or as a contributing element to a district and/or under Criterion C as a contributing element to a district, some alteration of original building openings or spaces using new materials and profiles is permitted if it does not cause irreversible damage to the original fenestration openings and special arrangement. Moreover, the following conditions must be met.

- The building should retain significant portions of the original exterior materials, in particular on the primary façade;
- significant character-defining elements should remain intact;
- alterations to the building should be reversible and the historic character of the property could be easily restored;

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- additions are confined to the rear elevation and should be executed in an appropriate manner, respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building remains intact; and
- change or lack of maintenance should only slightly weaken the historic feeling or character of the building.

Single-Family Residential Property Types that reflect a serious loss of integrity are not eligible for listing in the National Register if:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;
- the exterior wall material has been altered, covered, or is missing on the primary façade and on major portions of secondary elevations;
- non-historic cladding has been added on the primary façade and on major portions of secondary elevations unless there is sufficient indication upon visual inspection that, if removed, enough of the original brick walls remain to restore the original appearance;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and
- non-historic additions do not respect the materials, scale, or architectural character of the original building design.

In addition to the above requirements, each sub-type must be evaluated individually to ensure that the physical characteristics that contribute to the historic context are sufficiently intact to merit listing in the National Register and that no building is rejected inappropriately.

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**II. Property Type: Downtown Commercial/Industrial Building Property Types,
circa 1865-1960**

II. Description

This property type includes buildings designed and constructed specifically to function as commercial/industrial buildings in Lee's Summit's downtown commercial center. They are from one to three stories in height, have flat roofs, and often feature parapets. The traditional nineteenth and early twentieth century building material for both commercial and industrial buildings is dark red brick; buff brick appears in some buildings erected during the early to mid-twentieth century. Only commercial buildings of substantial size executed in a particular popular style appear to be the work of architects; the remainder are popular utilitarian buildings erected by contractors, master carpenters, and brick masons.

Commercial sales and service buildings that line the commercial streets of Downtown Lee's Summit are either One-Part or Two-Part Commercial Block buildings that incorporate storefronts and, if more than one story in height, have residential and office space on the upper floors. They feature symmetrical façades that are two to three bays wide and are either stand-alone buildings or identical conjoined buildings with separate entrances. These buildings are distinguished first by building form and second by architectural style. Due to their functional nature, most of these buildings exhibit only restrained architectural details. The first-story storefront is a prominent and distinctive feature of a commercial sales or service building and is an important marketing element. The rest of the commercial building's key design elements visually relate to the storefront. Important character-defining elements of the storefront are a sign frieze over the display windows, a storefront lintel/cornice, transom windows above the display windows, a bulkhead below the windows, and entrances. Defining the upper stories are the roof/parapet, cornice, and windows.

The Downtown Commercial/Industrial Building Property Type found in Downtown Lee's Summit includes small manufacturing facilities. These buildings are usually from one to three stories in height, are of brick or wood construction, and feature large windows for natural light and ventilation, vehicular and pedestrian entrances, and loading docks.

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Located at the edges of the commercial corridors and around the railroad freight depot, these buildings abut the sidewalks. It is not unusual for there to be side or rear open space to accommodate their functional needs.

These commercial and industrial buildings retain sufficient integrity of historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public and private spaces. They share the following common characteristics.

- Brick walls (with the exception of the lumberyard buildings)
- One to three stories in height
- Façades that are one to four bays wide
- Symmetrical fenestration
- Located roughly within an area bounded by NE Maple Street on the north, SE Grand Avenue on the east, SW 6th Street on the south, and SW Jefferson on the west
- Constructed primarily between circa 1880 and circa 1955
- Retain sufficient architectural integrity and historic characteristics to enable identification with the property type, including the primary façade appearance and preferably, although not necessarily, the basic configurations of the original plan delineating public and private spaces or historic alterations thereof

II. Significance

Commercial and industrial buildings and the streetscapes they create define the functional, economic, and visual character of early rural commercial centers. The Commercial/Industrial

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Building Property Types found in Downtown Lee's Summit are significant for their associations with the historic contexts identified and documented in Section E. In particular, they impart information about the role of the community as a rural railroad market center and related patterns of commercial and residential development in the community in the late nineteenth and early twentieth centuries. As a group, they derive their architectural significance from the number and variety of modest commercial vernacular building types and styles that collectively represent an important facet in the evolution of the city's commercial architecture during the late nineteenth and early twentieth centuries.

This property type has significance primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, and COMMERCE. The Commercial/Industrial Building Property Type may be listed under National Register Criteria A, B, and C. The significance of this property type is for its contribution to the history of Lee's Summit, Missouri and includes, but is not limited to, the following.

- A-1 Commercial/industrial buildings that illustrate the initial and subsequent evolution of Lee's Summit as a rural agrarian market center and railroad distribution nexus in the late nineteenth and early twentieth centuries.
- A-2 Commercial/industrial buildings that, through historic events and associations, are part of and have direct associations with the cohesive assemblage consisting of groups of contiguous residential subdivisions that are historically interrelated by planning and/or historic associations.
- A-3 Commercial/industrial buildings that reflect economic forces that contributed to the development of Lee's Summit.
- B-1 Commercial/industrial buildings having associations with individuals whose success, talent, and/or ingenuity contributed to the historic development or economic prosperity of their community.
- B-2 Commercial/industrial buildings recognized for the ownership or contributions of one family over a long period of time when the

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accomplishments of one or more family members is exceptional in the community, state, or nation.

- C-1 Commercial/industrial buildings that introduced or illustrate technological changes in the design and materials associated with the period of development.
- C-3 Commercial/industrial buildings that illustrate the variety of property subtypes associated with the development of rural railroad market centers.
- C-4 Commercial/industrial buildings whose size and stylistic treatment reflects definite time periods in the development of the property type.
- C-5 Commercial/industrial buildings that illustrate expressions of architectural styles and vernacular adaptations thereof that are either rare, notable, or influential to the aesthetic development of the city's architecture.
- C-6 Commercial/industrial buildings that are the work of skilled architects, builders, and/or developers, particularly those noted for their work associations with commercial and/or industrial properties.

II. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative and/or informative value.

Generally, this requires that these commercial and industrial buildings retain the architectural composition, ornamental details, and materials of their original primary

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exterior elevation(s). Because brick walls, symmetrical façade, brickwork, and roof treatments define the property type, the retention of these defining elements and their component parts is important. Nevertheless, due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Alterations such as the loss or removal of minor ornamental detailing and/or the replacement of door and window units (while retaining the original openings) is acceptable when this infill can be removed without damaging or altering the original opening and framing elements. Because the storefront played such an important role in the marketing of wares, changes due to modernization can be expected. In particular, the alteration of the majority of display window glazing and framing is not unusual. When the original openings and footprint of the storefront are retained, this does not necessarily impact the building's ability to convey its associations with commerce. The installation of wooden or metal awnings over the transom area is reversible and when the original transom is intact does not compromise the integrity of the building. Covering transom window openings with panels, which is also reversible, does not significantly impact the integrity of the storefront.

Because the exterior materials are important character-defining elements, the use of non-original wall covering impacts the integrity of the buildings. The use of synthetic stone or stucco (both of which are irreversible) when coupled with other integrity losses should not exceed impacting 20 percent of the façade(s) facing the street.

The use of non-historic siding that can be removed impacts the historical integrity unless the second-story defining elements are intact and visible and it can be ascertained through visual examination that the majority of the original storefront openings are intact beneath the non-historic siding. Additions and changes that are historic alterations and that retain sufficient integrity from their period of construction have gained significance in their own right.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans, may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements, location, setting, siting, or contribution to the streetscape remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements should retain significant character-defining architectural features.

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Nevertheless, the retention of historic public and private spaces in certain sub-types (i.e., retail stores) and specialty commercial buildings (i.e., movie theaters) is important when considering the integrity of the building in relation to its historic function and associations.

For a building to be listed for individual significance in architecture under Criterion C, the property must have an "Excellent" integrity rating based on the following criteria.

- The majority of the building's openings on the primary façade should be unaltered or altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- the exterior brick masonry or original wall cladding should remain intact and exposed;
- significant character-defining decorative elements should be intact;
- design elements intrinsic to the building's style and plan should be intact; and
- the overall feeling or character of the building for the time period in which it was erected should be intact.

For a building to be listed for individual significance under Criterion A, it must achieve an "Excellent" integrity rating as described above or a "Good" integrity rating based on exceeding the criteria listed below. To be listed as a contributing element to a district under Criterion C, a property must have at least a "Fair" integrity rating by minimally meeting the criteria below. Properties receiving a "Fair to Good" integrity rating typically have some alterations to the original building fenestration using replacement elements composed of new materials and profiles that do not cause irreversible damage to the original fenestration openings.

- The building should retain significant portions of the original exterior materials, in particular on the primary façade;

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- significant character-defining elements should remain intact;
- alterations to the building should be reversible and the historic character of the property could be easily restored;
- additions are confined to the rear elevation and should be executed in an appropriate manner, respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building remains intact; and
- changes or lack of maintenance should only slightly weaken the historic feeling or character of the building.

Historic Downtown Commercial/Industrial Building Property Types that reflect a serious loss of integrity have "Poor" integrity ratings and are not eligible for listing in the National Register if:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;
- the exterior wall material has been altered, covered, or is missing on the primary façade and on major portions of secondary elevations;
- non-historic cladding has been added on the primary façade and on major portions of secondary elevations unless there is sufficient indication upon visual inspection that, if removed, enough of the original wall materials remain to restore the original appearance;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and
- non-historic additions do not respect the materials, scale, or architectural character of the original building design.

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**III. PROPERTY TYPE: Farmstead and Associated Resources, Property Type
circa 1865-1960**

III. Description

A farmstead is a historic landscape that contains irrigation ditches, structures, gardens, roads, fields, ponds, fences, buildings, and farm equipment. For the purposes of the National Register, a farmstead is a rural historic landscape — a geographical area historically shaped or modified by human activity, occupancy, and/or intervention, that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features. Farmsteads include a hierarchy of land use, buildings, and structures, including the primary residence and associated outbuildings, gardens, barns, outbuildings, and cropland. The proportionately small number of buildings to acreage is a defining feature of the farmstead. Farmsteads differ from natural landscapes in that they have tangible man-made features that resulted from historic human use. Spatial organization, concentration of historic characteristics, and evidence of the historic period of development distinguish a historic farmstead from its immediate surroundings. In most instances, the natural environment influenced the character and composition of farms as well as the land uses within the farmstead.

Historic farm buildings are by far the most numerous and prominent type of historic structure in the countryside and are important defining elements of the historic farmstead. As documented in Section E, they include both high style and vernacular buildings and outbuildings integrally related by function, design, spatial arrangement, and setting. These buildings and structures retain sufficient integrity of historic characteristics to enable identification with the farmstead property type, including their design, materials significant functional design features, and preferably, although not necessarily, the basic configuration of the original floor plan outlining their specific function. They are located within the boundaries of the City of Lee's Summit and were constructed primarily between 1865 and 1960.

- Located within the boundaries of the City of Lee's Summit, Missouri.
- Constructed primarily between 1865 and 1960.

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- Retain sufficient architectural integrity and historic characteristics to enable identification of associations with their agricultural function and/or vernacular/architectural style, including the character-defining architectural and structural elements and the basic configurations of the original plan.

III. Significance

The Farmstead and Associated Resources Property Type is significant for its associations with the historic contexts identified and documented in Section E of this multiple property form, specifically for the information they impart about the evolution of agriculture in the nation, the state, the county, and in Lee's Summit. The physical evidence of the city's historic farmsteads provides a unique understanding of how earlier generations responded to local conditions and the local, regional, and national market place. They reflect patterns of landownership and the social and economic development of regions. In their various forms and methods of construction, these buildings are repositories of the trades and expertise associated with local building materials and techniques. They represent the ideas, skills, and knowledge related to a variety of agricultural practices in the region. They reflect changes in the local farm economy and the demographics of rural populations in the surrounding area and provide insight into how Lee's Summit functioned and developed. They reflect the technology of the time as well as the agricultural practices their buildings and structures were designed to accommodate. Styles of farm buildings, particularly barns, often show the adaptation of ethnic and cultural heritage to the local environment and available materials. This property type has significance primarily in the following areas as defined by the National Park Service in *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*.¹

- **Agriculture**, where the land use includes cultivating crops, raising livestock, and other activities that contributed to the growth, development, and economy of a community during particular periods of its history.

¹ Linda Flint McClelland and J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick, *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes* [bulletin online] (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register, History and Education, 1999); available from <http://www.cr.nps.gov/nr/publications/bulletins/nrb30/>; Internet; accessed 9 November 2004.

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- **Architecture**, where a collection of high style or vernacular buildings and outbuildings have an integral relationship to large areas of landscape by historical association, function, design, spatial arrangement, or setting; and are indicative of the physical development, materials, or land uses of Lee's Summit.
- **Archeology**, where patterns visible upon the land or evident in subsurface remains can provide important information about land use and occupation of historic peoples.
- **Community Planning and Development**, where the spatial organization and character of the landscape are the result of vernacular patterns of land use or land division.
- **Conservation**, where the farmstead was the subject of an important phase, event, or development in the conservation of natural or cultivated resources.
- **Engineering**, where the farmstead and its uses reflect the practical application of scientific principles to serve human needs.
- **Exploration/Settlement**, where the farmstead continues to reflect the exploration, establishment, or early development of Lee's Summit.
- **Landscape Architecture**, where the farmstead contains sites (including gardens and farmyards) based on established design principles or conscious designs, or are the work of a master having importance within the context of landscape design.
- **Science**, where the farmstead was the location or subject of research related to the advancement or understanding of agriculture, horticulture, forestry, animal husbandry, or other scientific disciplines.

The Farmstead and Associated Resources Property Type may be listed under the National Register Criteria A, B, C, and D. The significance of this property type is for its local significance and, therefore, its contribution to the history of Lee's Summit, Missouri and includes, but is not limited to, the following.

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- A-1 Farmsteads having associations with an important event, activity, or theme in agricultural development as recognized by the historic contexts for the area.
- A-2 Farmsteads directly involved in the significant events or activities in agricultural development through contributions to the area's economy, productivity, or identity as an agricultural community.
- A-3 Farmsteads, such as centennial farms, recognized for the ownership or the cumulative contributions of one family over a long period of time or the continuing operation of the farm over several generations
- B-1 Farmsteads having associations with individuals whose success, talent, and/or ingenuity contributed to the historic development or economic prosperity of their community.
- B-2 Farmsteads, such as centennial farms, recognized for the ownership or contributions of one family over a long period of time when the accomplishments of one or more family members is exceptional in the community, state, or nation.
- C-1 Farmsteads where the organization of space visible in the arrangement of fields or siting illustrates a pattern of land use significant for its rare representation of traditional or unique practices.
- C-2 Farmsteads that contain buildings and outbuildings, distinctive in design, style, or method of construction, that are representative of historic local or regional trends.
- C-3 Farmsteads that feature important innovation(s) in engineering that fostered a community's prosperity.

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- C-4 Farmsteads that incorporate designed landscapes such as a formal garden having high artistic value or a farmyard laid out according to a professionally designed plan such as those published in agricultural journals and state extension service bulletins.
- C-5 Farmsteads that reflect vernacular patterns of land use and division, architecture, circulation, and social order. These patterns may indicate regional trends or unique aspects of a community's development.
- C-6 Farmsteads that introduced or that illustrate technological achievements and new materials in building design.
- C-7 Farmsteads that contain buildings whose size, form, and/or stylistic treatment reflects definite periods in the development of the property type.
- C-8 Farmstead buildings that illustrate expressions of architectural styles and vernacular adaptations thereof that are rare or notable.
- C-9 Farmsteads containing buildings that are the work of skilled architects, builders, and/or developers.
- C-10 Farmsteads containing buildings that include notable work of master craftsmen.
- D-1 Surface or subsurface remains with the potential to provide information about agricultural land uses and settlement patterns.
- D-2 Vegetation and historic landscape features with the potential to provide archeological evidence.

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III. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above and in Section E must be satisfactorily illustrated and the degree of integrity required must be sufficient to support the significance of the property type's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative and/or information value.

Historic integrity of farmsteads requires the retention of the spatial organization and physical components that have important associations that the property attained during its period of significance. This resource's period of significance is the benchmark for measuring whether subsequent changes contribute to its historic evolution or alter its historic integrity. Therefore, the various characteristics that shaped the historic farmstead during the historic period should be present in much the same way they were historically. This said, it is important to note that no cultural landscape will appear as it did fifty or one hundred years ago. Vegetation grows and dies out and expands and contracts during periods of drought and high rainfall; land use and management practices change; and new structures replace deteriorated or obsolete structures. Nevertheless, the farmstead must retain the general character and feeling of the historic period. Furthermore, depending on the areas and period(s) of significance, the presence of some characteristics is more critical to integrity than others. For example, vegetation and land uses are important in an area historically significant for grazing and/or crops. The integrity of a significant collection of vernacular buildings and structures may rely heavily on the condition of boundary walls, the farmhouse, outbuildings, and their spatial arrangement rather than on fields and pasturage areas.

Because of the overriding presence of land, natural features, and vegetation, the qualities of integrity called for in the National Register criteria are applied to rural landscapes in special ways.

- **Setting and Design.** Retention of historic patterns of spatial organization and circulation, form, and plan strongly affect the cohesiveness of an agricultural

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landscape and reflect the conscious or unconscious design over time of a historic farmstead that evolved in relation to natural features. The retention of the farmstead's historically significant design and building fabric also reflects the existing and evolving technology of the period of significance. Continuing or compatible agricultural land uses enhance feeling and associations with a past period of time. Buildings and structures, vegetation, small-scale elements, and land uses reflect materials, workmanship, and design. New vegetation or reforestation may affect the historic integrity of design when changes in land use alter the integrity of historic boundary demarcations, circulation networks, and other character-defining components related to the period of significance and significant associations. Integrity of the setting also includes the physical environment within and surrounding a property. Large-scale features such as bodies of water, woodlands, and development have a very strong impact on the integrity of setting of farmsteads. Small-scale elements such as individual plants and trees, gates and fences, springs and ponds, and mechanical equipment also cumulatively contribute to the historic setting.²

- **Materials.** Retention of historic materials within a rural property includes the construction materials of buildings, outbuildings, roadways, fences, and other structures and objects. The presence of native stone (as natural deposits or in built construction) and even soil can add substantially to a rural area's sense of time and place. Vegetation should also be considered as a historic material and may enhance integrity; however, its loss does not necessarily destroy the integrity of a farmstead. Plants change over time and have a finite lifespan, crops are seasonal and require rotation; and both deciduous and evergreen trees can live for decades. Weather and climatic conditions affect plant growth patterns and all plants can succumb to blight and disease. "Vegetation similar to historic species in scale, type, and visual effect will generally convey integrity of setting." When a property is significant for the, cultivation and hybridization of specific plants, original or in-kind plantings, may be necessary for the eligibility of a property.³

² Ibid.

³ Ibid.

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- **Workmanship.** The retention of historic materials reflects the workmanship of their production and assembly. In accessing the integrity of historic farmsteads, workmanship not only includes the ways in which craftsmen constructed buildings, structures, and objects, it also includes how they plowed fields and harvested crops when these practices reflect traditional or historic practices.
- **Feelings and Associations.** The cumulative effect of retaining the historic setting, design, materials, and workmanship evokes feelings of a past period of time and associations with the important events, persons, and/or architectural practices that shaped it. "Alterations dating from the historic period add to integrity of feeling while later ones do not." "New technology, practices, and construction, however, often alter a property's ability to reflect historic associations."⁴

The following changes, when occurring after the period of significance, may reduce the historic integrity of farmsteads found in Lee's Summit.

- Abandonment, realignment, widening, and resurfacing of historic roadways
- Changes in land use and management that alter vegetation, change the size and shape of fields, erase boundary demarcations, and flatten the contours of land
- Introduction of non-historic land uses, including adjacent highway construction and subdivision for residential, commercial, or industrial development
- loss of vegetation related to significant land uses (blights, abandonment, new uses, reforestation, and introduction of new cultivars)
- deterioration, abandonment, and relocation of historic buildings and structures
- substantial alteration of buildings and structures (remodeling, siding, additions)
- replacement of structures such as dams, bridges, and barns
- construction of new buildings and structures

⁴ Ibid.

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- disturbance of archeological sites
- loss of boundary demarcations and small-scale features (fences, walls, ponds, and paving stones)

Buildings, structures, objects, and sites are classified as contributing or noncontributing based on their historic integrity and association with a period and area of significance. Those not present during the historic period, not part of the property's documented significance, or no longer reflecting their historic character are noncontributing. Reconstructed fields and orchards, as well as buildings and structures, may contribute if suitably located and accurately executed according to a restoration master plan.⁵

IV. PROPERTY TYPE: Suburban Subdivision Property Types, circa 1920-1960

IV. Description

This property type includes additions and subdivisions platted outside or on the edge of the developed portion of Lee's Summit that were historically connected to the older developed part of the community by roads, streets, highways, and freeways. They are primarily residential subdivisions, planned and platted according to a plan. They also possess a significant concentration, linkage, and continuity of dwellings on small parcels of land and include roads and streets, utilities, and community facilities. They include:

- planned residential communities;
- single residential subdivisions of various sizes;
- groups of contiguous residential subdivisions that are historically interrelated by design, planning, or historic association; and

⁵ Ibid.

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- concentrations of multiple-family units, such as duplexes, double- and triple-deckers, and apartment houses.

Historic residential suburbs found in Lee's Summit exhibit diverse physical characteristics and reflect national trends in various ways. For example, subdivisions platted in the 1920s often developed over a period of many years due to local economic conditions, availability of mortgage financing, or the relationship between developers and builders, and therefore exhibit a range of architectural styles and housing types. Suburban subdivisions erected after World War II exhibit a more homogeneous physical character in their architecture and landscape design and with other contemporaneous suburbs due to a relatively short period of development. All are located within the corporate boundaries of the City of Lee's Summit, Missouri along major collector streets and roads as well as highways and freeway systems and date to circa 1920 to 1960. These subdivisions retain sufficient integrity of historic characteristics to enable identification with the property type, including the landscape design, architectural treatment of residences, and significant character-defining features associated with their period of platting and subsequent development. They share the following common characteristics.

Those erected in Lee's Summit prior to World War II have similar physical characteristics due to the combination of the following factors that include:

- an extended period of development;
- planning specifications for lot size, uniform setbacks, or the relationship of dwellings to the street and to each other;
- local zoning ordinances and subdivision regulations;
- housing erected over a period of time that is, by virtue of the size of the lots and restrictions, a similar size and scale, but may differ in style, materials, and period of construction;

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- a dominant traditional grid pattern of streets that extends the existing street patterns, but often incorporating one or two curved streets reflecting the natural topography; and/or
- unifying landscape design features such as tree-lined streets, walls and curbs, and street patterns.

Those erected after World War II have similar physical characteristics due to the combination of the following factors that includes:

- a relatively short period of development;
- planning specifications for lot size, uniform setbacks, or the relationship of dwellings to the street and to each other;
- deed restrictions dictating dwelling cost, architectural style, or conditions of ownership;
- local zoning ordinances and subdivision regulations;
- housing of a similar size, scale, style, and period of construction, built by a single or small number of builders;
- unifying landscape design, including features such as gateways, signs, common spaces, tree-lined streets, walls and curbs, and street patterns;
- adaptation of the subdivision layout to topography and to natural features;
- use of curvilinear streets, cul-de-sacs, long blocks, minimal intersections, and various street widths and grades; and
- adherence to FHA standards to qualify for mortgage insurance.

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IV. Significance

Suburban Subdivision Property Types, circa 1920-1960 is significant for its associations with the historic contexts identified and documented in Section E of this multiple property form, specifically for the information they impart as to the continuum of residential development in Lee's Summit in the late nineteenth and early twentieth centuries and the evolution of suburban subdivisions and housing designs in the 1920s and in the post-World War II period. These buildings have associations with significant residential architectural and urban development patterns relating to rural railroad market centers and to post-World War II suburban neighborhoods stimulated by the tremendous growth of urban centers, federal lending programs for home buildings, and the concurrent improvements in roads and highways. As such, these resources have associations with the contexts developed by the National Park Service relating to "Early Automobile Suburbs, 1908-1945" and "Post-World War II and Early Freeway Suburbs, 1945-1960" identified in the Multiple Property Documentation Form "Suburban Development in the United States: 1850-1945."

The residences in these subdivisions reflect the work of builders and developers who responded to specific market and lending conditions in the working- and middle-class housing market. Those erected in the early twentieth century reflect economic conditions and financing mechanisms of the period that allowed owners to contract for the construction of their houses after they purchased a lot from the subdivider. Those designed as cohesive units as part of early suburban subdivision development have associations with the evolution of funding sources for speculative development of working- and middle-class housing. These dwellings represent the gamut of twentieth century single-family housing types. They derive their architectural significance as a group from the number and variety of modest residential building types and styles that collectively represent an important facet in the evolution of the city's residential architecture.

This property type has significance primarily in the area of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, and SOCIAL HISTORY. Another area that specific buildings or groups of buildings may demonstrate significance in is LANDSCAPE ARCHITECTURE. Subdivisions may also have achieved significance in the areas of GOVERNMENT, INDUSTRY, and TRANSPORTATION.

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Suburban Subdivision Property Types, circa 1920-1960 may be listed under the National Register Criteria A, B, C, and D. The significance of this property type is for its local associations and, therefore, its contribution to the history of Lee's Summit, Missouri and includes, but is not limited to, the following.

- A-1 Subdivision that illustrates important phases of development and growth of neighborhoods in the early and mid-twentieth century.
- A-2 Subdivision that represents an important event or association with industrial development in Lee's Summit.
- A-3 Subdivisions that, through historic events and associations, are part of a cohesive assemblage consisting of groups of contiguous residential subdivisions that are historically interrelated by design, planning, and/or historic associations."
- A-4 Subdivision that introduced elements of community planning important in the history of suburbanization in Lee's Summit such as zoning, deed restrictions, or subdivision regulations.
- A-5 Subdivision that developed along major thoroughfares that illustrates specific patterns of development of the city.
- A-6 Subdivision that reflects economic forces that contributed to suburban development and impacted the development of the city.
- A-7 Subdivision that reflects the development of Post-World War II and early freeway-related suburban development.
- B-1 Subdivision having associations with the life and career of an individual who made important contributions to the history of Lee's Summit; in particular, someone whose success, talent, and/or ingenuity contributed to the historic development of the community.

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- C-1 Subdivision that introduced or illustrates technological achievements and new materials in residential design.
- C-2 Subdivision whose size, form, and/or stylistic treatment reflects definite periods in the development of the property type.
- C-3 Subdivision that illustrates expressions of architectural styles and/or vernacular adaptations thereof that are rare, notable, or influential to the aesthetic development of the city's residential architecture.
- C-4 Subdivision that is the work of skilled architects, builders, and/or developers, particularly those noted for their work in relation to residential development.
- C-5 Subdivision that includes representative and notable examples of the work of master craftsmen.
- C-6 Subdivision that embodies high artistic values through its overall plan or the design of entranceways, streets, homes, and community spaces.
- D-1 Subdivisions likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.

National Park Service Criterion Consideration G, which states that properties that have achieved significance within the past fifty years may qualify for listing in the National Register if they are an integral part of a historic district that meets the criteria or if they have exceptional importance. This criterion is particularly applicable to Post World War II suburbs. The building boom that occurred after the war due to federal homebuilding financial incentives resulted in the widespread development of suburban subdivisions that were large in size and vast in number. In Lee's Summit, many larger subdivisions were constructed over a period of years. Moreover, many of the city's earliest subdivisions were not fully developed until after the war. It is not uncommon to encounter a subdivision where platting and construction of streets and utilities and residential construction began more than fifty years ago, construction still continued in this area into the recent past. As a general rule, when a subdivision was laid out more than fifty years ago and the majority of

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the homes and other resources are now more than fifty years of age, a case for exceptional importance is not needed. In such cases, the period of significance may include a reasonable time span that is less than fifty years to recognize the contribution of more recently constructed resources that are consistent with the neighborhood's historic plan and character.

IV. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings relating to its associative and/or information value.

Generally, this requires that a subdivision retain the spatial relationships, physical components, aspects of design, and historic associations acquired during its period of significance. Consideration should be given to both the original design and the evolution of the plan throughout its history, keeping in mind that changes may have occurred during implementation of the original plan and may, therefore, have significance. In this aspect of integrity assessment as in others, the period of significance is the benchmark for identifying which resources contribute to important aspects of the subdivision's history and in determining which subsequent changes contribute to or detract from its historic integrity. Alterations introduced after the period of significance generally detract from integrity. The final decision about integrity should be based on the condition of the overall resource and its ability to convey the significance for which it meets the National Register criteria. This requires documentation and consideration of the physical evolution of the subdivision and the condition of its components — the design and materials of the houses, landscape characteristics, the historic appearance of the streets, parks, and other support facilities.⁶

⁶ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs Guidelines for Evaluating and Documenting Rural Historic Landscapes* [bulletin online] (Washington, D.C.: United States

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Because of the overriding presence of buildings, natural features, vegetation, and infrastructure, the qualities of integrity called for in the National Register criteria are applied to suburban subdivisions in special ways. The presence of certain characteristics may be more important in subdivisions than in other property types and may vary from subdivision to subdivision.

- **Design.** Generally, historic integrity requires that the various design features (dwellings, street fixtures, streets, open spaces, garages, etc.) that make up the subdivision in its period of significance be present in the same configuration and in similar condition. Design is the composition of elements comprising the form, plan, and spatial organization of historic subdivisions and includes arrangement of streets, division of blocks into house lots, arrangement of yards, and construction of houses and other buildings. Changes in the size of lots and late alterations to individual dwellings in the form of additions, siding, window replacements, and other changes can affect the integrity of a subdivision.⁷
- **Setting.** The physical environment within a historic suburban subdivision requires a strong sense of historical setting be maintained within the boundary of the nominated subdivisions. As noted above, design elements are important components of the setting and include built resources, street plantings, parks, and open space. Small-scale structures and objects such as individual plantings, gateposts and fences, swimming pools, playground equipment, and parking lots negatively impact the integrity of setting unless they date to the period of significance.⁸
- The setting outside many subdivisions may have changed since the period of significance. Typical of associated historic resources such as commercial nodes; churches, schools, or community buildings may still remain and contribute to the integrity of the subdivision.

Department of the Interior, National Park Service, 2002); available from <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/text2.htm>; Internet; accessed 9 November 2004.

⁷ Ibid.

⁸ Ibid.

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- **Materials.** Construction materials of buildings, structures, and objects, as well as vegetation planted as lawns, shrubs, trees, and gardens are important materials found in suburban subdivisions. Some subdivisions derive their cohesiveness from the presence of particular building materials that are important indicators of architectural style and methods of construction. In subdivisions that derive their significance from their architecture, the majority of dwellings must retain the key exterior materials that marked their identity during the historic period. However, the degree of retention of original materials in individual dwellings may be less important in assessing the integrity of a subdivision significant for its plan or landscape design. The presence of original plant materials may enhance integrity, but their loss does not necessarily significantly impact a subdivision's integrity. Vegetation similar to historic species in scale, type, and visual effect can convey integrity of setting although integrity materials may be lost.
- **Workmanship.** Both functional and decorative architectural features in the landscape should continue to exhibit the artistry or craftsmanship of their builders. Vegetation historically planted for decorative and aesthetic purposes should have been maintained or replaced in-kind when damaged or destroyed.
- **Feelings and Associations.** The subdivision should retain sufficient levels of integrity of design, setting, materials, and workmanship to cumulatively convey the sense of past time and place. Integrity of association requires that the historic subdivision convey the period when it achieved importance and that despite changing patterns of ownership, it continues to reflect the design principles and historic associations that shaped it during its period of historic significance.

The integrity of a historic residential subdivision cannot be measured merely by the number of contributing and noncontributing resources; the retention of historic qualities of spatial organization, such as massing, scale, and setbacks, and the presence of historic plantings, circulation patterns, infrastructure, boundary demarcations, and other landscape features should also be considered in evaluating the overall integrity. Nevertheless, for the purposes of preparing a nomination of a subdivision as a historic district, classification of buildings, structures, objects, and sites as contributing or noncontributing resources is

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necessary and should be considered in the overall evaluation of all factors affecting integrity.

Buildings, structures, objects, and sites within a historic suburban subdivision are contributing if they were present during the period of significance and possess historic integrity for that period. Resources built or substantially altered after the period of significance are noncontributing. Modest, small-scale additions, such as the construction of small porches, garages, or family rooms may not detract in a major way from the historic character of individual homes and the subdivision. These types of alterations have little effect on the historic design of the original dwelling and may be classified as contributing. Additions that double the elevation and substantial mass of a historic house, alter the spatial relationship between the house and street, and/or introduce major non-compatible design elements, should be classified as noncontributing.⁹

Non-original siding poses one of the most serious threats to the historic character of suburban residential subdivisions when it has a cumulative impact on the character of the historic subdivision, especially those with architectural distinction. However, as part of the integrity assessment, it should be remembered that replacement siding is not a new phenomenon, and consideration of integrity should consider (1) the date when materials such as precast or formed stone, imitative brick sheathing, asbestos shingles, and other materials were added; (2) the location where installation of these materials occurred during the period of significance; and (3) whether the original home owners or later ones installed the siding. The answers may reflect important aspects of the neighborhood's evolution. Moreover, arbitrarily classifying all homes with non-historic siding as noncontributing is not recommended. Consideration should be given to the effect the siding has on the architectural character of the individual dwelling as well as the character of the neighborhood as a whole. When determining whether a house with non-historic siding is contributing, all of the following should be considered.¹⁰

- The extent to which the new material visually approximates the house's original material, design, and workmanship.

⁹ Ibid.

¹⁰ Ibid.

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- The degree to which the application of the siding obscures or destroyed other distinctive features or architectural elements. Retention and visibility of original features such as window surrounds, purlins, wood detailing, barge boards, and brackets minimizes the negative effect of non-historic siding.
- The extent to which new siding is accompanied by other alterations or additions that substantially or cumulatively affect the building's historic character.

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GEOGRAPHICAL DATA

This Multiple Property Documentation Form addresses the above-ground historic and cultural resources within the City of Lee's Summit, Missouri.

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SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

(Discuss the methods used in developing the multiple property listing.)

This multiple property listing Historic Resources of Lee's Summit, Missouri is based on information resulting from a cultural resources survey of approximately 640 primary and secondary buildings, sites, and structures initiated in 2001 by the City of Lee's Summit, Missouri. Historic Preservation Services (HPS) preservation consultant, Elizabeth Rosin assisted by Cathy Ambler, PhD; Kerry Davis, architectural historian; and Anne Schwenk, quality control and database manager conducted the survey. Survey activities began in August of 2002 and ended in August 2003. This work was part of the initial phase to develop a Multiple Property Submission based on previous surveys completed by Deon Wolfenbarger of Three Gables Preservation, Kansas City, Missouri, which she conducted in 1989, 1991, and 1994, and a survey of twentieth century subdivisions and properties on Southwest 3rd Street that had not been previously surveyed. Resources in the areas previously surveyed included residential, institutional, commercial, and rural properties and focused on the area with the largest intact number of resources dating from 1880 to 1940. Historic Preservation Services completed the Lee's Summit Survey in conformance with the procedures outlined in the *National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. In addition to these guidelines, the consultants relied on criteria of the Missouri Department of Natural Resources Historic Preservation Program's "Minimal Guidelines for Professional Surveys of Historic Properties" and the "Missouri Historic Property Inventory Form Instructions."

FIELD INVESTIGATION

Field survey for the twentieth century subdivisions and Southeast 3rd Street project components included photography and visual inspection of each building to confirm building materials and to access integrity levels. The consultants relied on this information as well as that provided by the photographs in developing written descriptions of each property. Field investigation of previously surveyed properties included photographic documentation and an updated integrity assessment.

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RESEARCH

Concurrent with fieldwork, Dr. Cathy Ambler initiated a literature search and archival research to compile existing data on the history and architecture of the City of Lee's Summit to refine and augment historic contexts identified in previous survey efforts and to develop new contexts or themes originating from the survey of additional areas in the city. In addition to the documentation of architectural styles and the evolution of land use, research focused on the preparation of historical contexts for the time periods in which the survey areas developed, and the identification of dates of construction and original property owners for the properties not previously surveyed. The 1989 *Lee's Summit Survey Plan* and the 1991 and 1994 survey reports substantially developed the contexts for Lee's Summit from 1840 through 1945.¹ Historic Preservation Services expanded the historic contexts to include the period beginning in 1945 through the suburbanization of the 1960s.

Historic Preservation Services used the archival and research collections of the Lee's Summit and Independence branches of the Mid-Continent Library; the Missouri Valley Room at the Kansas City (Missouri) Public Library; and the Linda Hall Library at the University of Missouri-Kansas City. The Jackson County Historical Society's Archives and Research Library in Independence provided access to old highway maps and reports. Property ownership records and a Jackson County public works report were found at the Jackson County Courthouse in Independence. Resources available from the City of Lee's Summit included plat maps, a few building permits, and comprehensive plans from 1958 and 1968. Among the most useful resources were two volumes of newspaper notes compiled by Donald R. Hale that covered articles that appeared in the *Lee's Summit Journal* just before and during the survey period. Local historians Frank Graves and Donald Hale provided extensive insight during oral interviews. The recently published *National Register Bulletin Historic Residential Suburbs Guidelines for Evaluation and Documentation for the National register of Historic Places* available on the Internet provided a national context and research base as well as guidelines to evaluate resources associated with suburbanization of the United States.

¹ All four reports were prepared by Deon Wolfenbarger, Three Gables Preservation, Kansas City, Missouri and are on file with the City of Lee's Summit Planning & Development Department.

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Historical Contexts

The documentation of historical contexts relating to the development of Lee's Summit prior to 1945 is based, in part, on Deon Wolfenbarger's 1994 "Lee's Summit, Missouri Final Report: Historic Resources Survey." Her work included the development of the Lee's Summit Survey Plan in 1989, which established three contexts for the city:²

- Early Agrarian Settlement in Southeastern Jackson County: 1840-1865
- The Railroad and Development of Lee's Summit: 1865-1900 (extended to 1945)
- Agricultural Goods and Processing in Lee's Summit: 1865-1900 (extended to 1945)

These contexts review the chronology of early developmental patterns for the community and historical themes that preceded World War II. Additional information documented by Historic Preservation Services augments and clarifies these original contexts and includes:

- A Native Landscape: Pre-1840
- Residential Development: 1865-1960
- Architectural Styles: 1865-1960
- Rural Farmsteads: 1860-1960

DATA COMPILATION AND ANALYSIS

Utilizing the Missouri Historic Resources Inventory Form template and database fields, Historic Preservation Services created an Access 2002 database, which the consultants used to assist them in analyzing and documenting patterns of development, as well as evolutions of functional and architectural property types. This master database provided an individual survey form for all of the surveyed properties using the Architecture/Historic Inventory Survey Form fields developed by the Missouri Department of Natural Resources Historic Preservation Program guidelines and adapted to the parameters of the scope of work. Historic Preservation Services added previous field survey data as well as information from fieldwork associated with the 2002 survey and related archival and records research. The

² Deon Wolfenbarger, "Lee's Summit, Missouri Final Report: Historic Resources Survey," (City of Lee's Summit, Missouri, 1994), 2. Wolfenbarger later modified dates so that both the railroad and agricultural contexts extended to just after World War II. She found the initial time periods too restrictive, although the historic contexts and geographic boundaries remained the same.

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database fields record each building's physical features (e.g., description, plan, height, materials, style); historical information (e.g., date of construction, original use); and notations relating to information sources.

This data allowed the preparation of computer generated maps to assist in the analysis of patterns of development, including dates of subdivision development, periods of construction, and functional property types based on original use and levels of historic/architectural integrity. The database contributed to an understanding of primary and secondary source material relating to the development of Lee's Summit. At the same time, analysis of architectural styles and property types began with the review of photographic documentation and database information gathered from the various surveys. Historic Preservation Services assigned architectural styles and vernacular property types to all buildings in the twentieth century subdivisions and the Southeast 3rd Street survey areas. *A Field Guide to American Houses* by Lee and Virginia McAlester and *The Buildings of Main Street* by Richard Longstreth provided guidelines for identifying property types by architectural style, building forms, and function, as well as assuring the use of terminology consistent with National Register nomenclature. For properties in the 1989-1994 resurvey areas, HPS reviewed the previously assigned style/building type and modified those that were inconsistent with National Register nomenclature.

After analyzing the field survey data and information yielded from archival research, HPS identified broad patterns of development in the City of Lee's Summit. This, in turn, led to the development of the following thematic historic contexts for use in a Multiple Property Submission:

- A Native Landscape: Pre-1840
- Early Agrarian Settlement in Southeastern Jackson County: 1840-1865
- Railroad Market Center: 1865-1945
- Agricultural Production and Processing: 1865-1945
- Residential Development: 1865-1960
- Architectural Styles and Vernacular Property Types: 1865-1960

Historic Preservation Services also conducted preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the

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Secretary of the Interior. This included a preliminary assessment for individual eligibility for listing in the Lee's Summit or National Registers of Historic Places and as potentially contributing elements to a local or National Register historic district. The field inspection and research at local repositories provided sufficient information relating to historic contexts and property types as well as integrity to suggest that a high percentage of the buildings could be nominated as part of a Multiple Property Submission to the National Register of Historic Places.

This Multiple Property Documentation Form and the accompanying National Register of Historic Places Registration Form is the beginning of a phased approach initiated by the City of Lee's Summit, Missouri to assist owners of properties that have direct associations with the contexts and property types established in this submission in nominating these properties to the National Register of Historic Places.

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